

**2017 COMPREHENSIVE PLAN AMENDMENTS:
WRITTEN COMMENTS RECEIVED MARCH 2 – APRIL 6, 2017;
TESTIMONY RECEIVED AT PUBLIC HEARING APRIL 4, 2017**

Name	Organization	Proposal (key attached following comments)	Method
Aadsen, Valerie		P-12	Letter (4/4/17)
Aldridge, Willard		P-12	Testimony
Alexandra, Kathryn		P-12	Email (3/12/17)
Ashbach, David F.		C-19	Email (3/29/17) + testimony
Ashbach, Lowell Jr.		C-19	Email (3/10/17) + testimony
Becker, Lawrence D.		P-12	Testimony + email (4/5/17)
Bergner, Richard		P-12	Email (3/26/17) + testimony
Berkey, Donald		P-12	Email (4/4/17)
Bowman, Jon G.		P-12	Email (4/6/17)
Boyes, Darrell R. & Susan J.		P-12	Email (4/6/17)
Boylan, Don & Rebecca		C-17	Email (3/16/17)
Bracht, Keith & Barbara		P-12	Testimony + letter (4/4/17)
Bravinder, Phyllis D.		P-7	Email (4/5/17)
Bulfinch, Chuck		P-12	Testimony
Bulfinch, Joni		P-12	Testimony + email (4/6/17)
Button, Captain Dave		C-18	Email (3/11/17)
Bynum, Ellen	FOSC	P-7, P-12, C-2, C-9	Testimony + email (4/6/17)
Carlberg, Neil		P-12	Email (4/6/17)
Carson, Tom		P-12	Testimony
Charles, Stuart & Arden		P-7	Email (4/5/17)
Conner, Joseph		P-12	Email (3/26/17)
Conroy, Thomas		P-12	Testimony + letter (4/4/17)
Craig, Douglass W. & Rebecca R.		P-12	Email (4/6/17)
Crowl, Liz McNett		C-2	Testimony + email (4/6/17)
Culbertson, Andrew & Kamiyo		P-12	Email (4/6/17)
Culbertson, Andy		P-12	Testimony
Dahl, John K.		P-12	Email (4/4/17)
Daley, Michael		P-12	Emails (3/26 & 3/29/17) + testimony + letter (4/4/17)
Darrow, Darby		P-12	Email (3/23/17)
Davis, Charles J.		P-12	Email (4/4/17)
Dentel, Suzanna		P-12	Email (3/22/17)

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Dietrich, William & Holly		P-12	Email (4/3/17)
Dixon, Jack		P-12	Email (3/29/17)
Doddridge, Pam		P-12	Email (4/4/17)
Ehlers, Carol		P-12	Testimony + email (4/6/17) + letter (4/6/17)
Finley, Andrea		P-12	Email (3/15/17)
Flowers, Marsha		P-12	Email (4/2/17)
Fox, Nancy	GIPAC	P-7	Testimony + letter (4/4/17)
Franssen: Carl, Monica, Elisa, Caleb, & Christoph		P-12	Email (4/4/17)
Freeman, Scott	Ikade Corp.	C-15	Email (4/3/17)
Fremont, Michele		P-12	Testimony
French, Arlene		P-12	Email (3/27/17)
Gael, Mieke		P-12	Email (4/2/17)
Gastellum, Ed		P-12	Email (3/30/17)
Gillette, Rick		P-12	Testimony
Gilman, Lawrence		P-12	Email (4/2/17)
Glade, Tom	Evergreen Islands	P-12	Testimony + PowerPoint printout (4/4/17) + email (4/6/17)
Goodman, Mike		P-12	Email (4/6/17)
Gulley, Howard		P-12	Testimony + email (4/4/17)
Harrington, Harold		P-12	Testimony
Harrington, Harold & Carol		P-12	Email (4/6/17)
Harris, Mark W.		P-12	Email (3/24/17)
Hendrickson, Warren	Aircraft Owners and Pilots Assoc.	P-12	E-mail (4/6/17)
Holmes, Jeff & Diana		P-12	Email (4/4/17)
Hurd, Julia		P-12	Testimony + email (4/4/17)
Hutton, Roberta		P-12	Email (4/6/17)
Hyre, Erin E.		P-12	Email (3/29/17)
Jeter, Russell D.		P-12	Email (4/2/17)
Jett, Allen		P-12	Testimony + letter (4/6/17)
Johnson, Richard & Diana		P-12	Email (3/30/17)
Jones, Adam & April		P-12	Email (4/4/17)
Jones, Victor		P-12	Emails (3/8/17)
Kearns, Tom & Karen		C-17	Email (4/6/17)
Kenote, Jim & Terie		P-12	Email (4/4/17)

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Kiver, Eugene		P-12	Email (3/30/17)
Kuchin, Stephen		P-12	Emails (3/19 & 4/6/17)
Kurp, Konrad		P-12	Testimony
Lagerlund, Nels	Agricultural Advisory Board	C-2	Letter (4/4/17)
Lang, Patrick & Lynne		P-12	Email (4/5/17)
Laurel, Jim	Seaview 3 Homeowners Association	P-12	Email (4/4/17)
Lee, Julian & Jean		P-12	Email (4/4/17)
Leopold, Margaret		P-12	Letter (4/4/17)
Leopold, Mark & Margaret		P-12	Email (3/28/17)
Leopold, Mark		P-12	Letter (4/4/17)
Lundsten, Mark		P-12	Email (4/3/17)
Lundsten, Teru		P-12	Email (4/6/17)
Lunsford, Bret		P-12	Email (4/3/17) + testimony
Lyons, Mary		P-12	Email (4/4/17)
Machin, Rick		P-12	Email (3/12/17)
Madden, Philip		P-12	Email (3/12/17)
Manns, Timothy	Skagit Audubon Society	C-2	Email (4/6/17)
McClane, Jim & Patty		P-12	Email (4/2/17)
Miller, Mark & Alison		P-12	Email (4/3/17)
Moffitt, Will		P-12	Email (4/5/17)
Montgomery-Duban, Kevin & Dennie		P-12	Email (3/22/17)
Murray, Diane		P-7	Email (4/4/17)
Nicolls, Gail		P-7	Email (4/5/17)
Nielsen, Donald P.		P-12	Email (4/3/17)
Nyberg, Carl H.		P-12	Email (3/16/17)
O'Donnell, Susan		P-7	Email (4/4/17)
O'Hearn, Patrick M.	Evergreen Islands	P-7	Email (4/3/17) + testimony
Orsini, Stephen D.		P-7	Testimony + email (4/6/17)
Palmer, Darrell W.		P-12	Email (4/6/17)
Palmer, Dave		P-12	Email (3/23/17)
Pearson, David		P-12	Testimony
Pierce, Roger		P-12	Testimony
Price, Sharon		P-12	Testimony
Price, Michael		P-12	Testimony
Pritchett, Sheila		P-12	Testimony + email (4/6/17)
Purcer, Mary & Steve		P-12	Email (3/11/17)
Ratzlaff, Stephen M.	Washington	P-12	Email (4/5/17)

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	Seaplane Pilots Association		
Redding, Bill		P-12	Testimony
Redding, Cindi		P-12	Email (4/6/17)
Redding, Matt		P-12	Email (4/6/17)
Reeves, George		P-12	Emails (4/4 & 4/6/17)
Residents of Thompson Road		P-12	Petition (4/4/17)
Riordan, Sally & Timothy J.		C-19	Email (4/3/17)
Robinson, Jan H.		P-12	Testimony + email/letter (4/5/17)
Robinson, Roger		P-12	Testimony + email/letter (4/6/17)
Rollo, Diana		P-12	Testimony
Rooks, Hal	GIPAC	P-7	Testimony + letter (4/4/17)
Rose, Mary		P-12	Testimony
Schaeffer, Barry		P-12	Email (4/3/17)
Scheetz, Maureen		P-12	Email (4/6/17)
Severson, Roger & Diane		P-12	Email (4/3/17)
Shelly, Bob & Wasson, Patricia		P-12	Email (4/5/17)
Sherman, Laurie		P-12	Emails (3/12 & 4/5/17)
Sherman, Paul		P-12	Emails (3/14 & 4/3/17)
Sjursen, George F.	Ikade, Incorporated	C-15	Email (4/5/17)
Spofford, Carmen & Wick, Bruce		P-12	Email (4/3/17)
Spring, Stella		P-7	Testimony
Stapp, Sally		P-7	Email (4/6/17)
Steffy, Carol		P-7	Email (4/5/17)
Stricker, Paul		P-12	Email (3/27/17)
Thomson, Dolores		P-12	Email (4/3/17)
Tibbles, Mark		P-12	Testimony
Trafton, Charles H.		P-12	Email (4/4/17)
Verbarendse, Krystal		P-12	Email (4/4/17)
Verbarendse, Steve		P-12	Email (4/4/17)
Walden, Edith		P-7	Email (4/6/17)
Waldron, Jeff		P-12	Email (3/24/17)
Wallace, David		P-12	Testimony
Wallace, David S. &		P-12	Email (4/6/17)

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Smolsnik, Tracy A.			
Walters, Randy & Cyndi		P-12	Email (4/6/17)
Wasson, Patty & Shelly, Bob		P-12	Email (3/26/17)
Webb, Mike & Dana		P-12	Email (3/31/17)
Wechezak, Arlene R.		P-12	Email (4/2/17)
Wetcher, Brian		P-12	Testimony
Whitefield, James R.		P-12	Email (4/3/17)
Wilcoxon, David		P-12	Testimony + email (4/5/17)
Wooten, Thomas D.	Samish Indian Nation	P-12	Email (4/4/17)
Wuebbels, Rosann & Reeves, George		P-12	Email (3/14/17)

**The following comments were received during the written public
 comment period but were improperly submitted.**

Gilden, Garth & Tami	Email (4/8/17)
Harrington, Harold & Carol	Email (4/8/17)
Hobson, Greg	Email (4/4/17)
Laumbattus, Martin	Email (4/6/17)
Mickelwait, John Semmes	Email (4/2/17)

COMMENTS SORTED BY TOPIC

Name	Organization	Proposal	Method
Bravinder, Phyllis D.		P-7	Email (4/5/17)
Charles, Stuart & Arden		P-7	Email (4/5/17)
Fox, Nancy	GIPAC	P-7	Testimony + letter (4/4/17)
Murray, Diane		P-7	Email (4/4/17)
Nicolls, Gail		P-7	Email (4/5/17)
O'Donnell, Susan		P-7	Email (4/4/17)
O'Hearn, Patrick M.	Evergreen Islands	P-7	Email (4/3/17) + testimony
Orsini, Stephen D.		P-7	Testimony + email (4/6/17)
Rooks, Hal	GIPAC	P-7	Testimony + letter (4/4/17)
Spring, Stella		P-7	Testimony
Stapp, Sally		P-7	Email (4/6/17)
Steffy, Carol		P-7	Email (4/5/17)
Walden, Edith		P-7	Email (4/6/17)
Bynum, Ellen	FOSC	P-7, P-12, C-2, C-9	Testimony + email (4/6/17)
Aadsen, Valerie		P-12	Letter (4/4/17)
Aldridge, Willard		P-12	Testimony
Alexandra, Kathryn		P-12	Email (3/12/17)
Becker, Lawrence D.		P-12	Testimony + email (4/5/17)
Bergner, Richard		P-12	Email (3/26/17) + testimony
Berkey, Donald		P-12	Email (4/4/17)
Bowman, Jon G.		P-12	Email (4/6/17)
Boyes, Darrell R. & Susan J.		P-12	Email (4/6/17)
Bracht, Keith & Barbara		P-12	Testimony + letter (4/4/17)
Bulfinch, Chuck		P-12	Testimony
Bulfinch, Joni		P-12	Testimony + email (4/6/17)
Carlberg, Neil		P-12	Email (4/6/17)
Carson, Tom		P-12	Testimony
Conner, Joseph		P-12	Email (3/26/17)
Conroy, Thomas		P-12	Testimony + letter (4/4/17)
Craig, Douglass W. & Rebecca R.		P-12	Email (4/6/17)
Culbertson, Andrew & Kamiyo		P-12	Email (4/6/17)
Culbertson, Andy		P-12	Testimony
Dahl, John K.		P-12	Email (4/4/17)

COMMENTS SORTED BY TOPIC

Daley, Michael		P-12	Emails (3/26 & 3/29/17) + testimony + letter (4/4/17)
Darrow, Darby		P-12	Email (3/23/17)
Davis, Charles J.		P-12	Email (4/4/17)
Dentel, Suzanna		P-12	Email (3/22/17)
Dietrich, William & Holly		P-12	Email (4/3/17)
Dixon, Jack		P-12	Email (3/29/17)
Doddridge, Pam		P-12	Email (4/4/17)
Ehlers, Carol		P-12	Testimony + email (4/6/17) + letter (4/6/17)
Finley, Andrea		P-12	Email (3/15/17)
Flowers, Marsha		P-12	Email (4/2/17)
Franssen: Carl, Monica, Elisa, Caleb, & Christoph		P-12	Email (4/4/17)
Fremont, Michele		P-12	Testimony
French, Arlene		P-12	Email (3/27/17)
Gael, Mieke		P-12	Email (4/2/17)
Gastellum, Ed		P-12	Email (3/30/17)
Gillette, Rick		P-12	Testimony
Gilman, Lawrence		P-12	Email (4/2/17)
Glade, Tom	Evergreen Islands	P-12	Testimony + PowerPoint printout (4/4/17) + email (4/6/17)
Goodman, Mike		P-12	Email (4/6/17)
Gulley, Howard		P-12	Testimony + email (4/4/17)
Harrington, Harold		P-12	Testimony
Harrington, Harold & Carol		P-12	Email (4/6/17)
Harris, Mark W.		P-12	Email (3/24/17)
Hendrickson, Warren	Aircraft Owners and Pilots Assoc.	P-12	E-mail (4/6/17)
Holmes, Jeff & Diana		P-12	Email (4/4/17)
Hurd, Julia		P-12	Testimony + email (4/4/17)
Hutton, Roberta		P-12	Email (4/6/17)
Hyre, Erin E.		P-12	Email (3/29/17)
Jeter, Russell D.		P-12	Email (4/2/17)
Jett, Allen		P-12	Testimony + letter (4/6/17)
Johnson, Richard & Diana		P-12	Email (3/30/17)
Jones, Adam & April		P-12	Email (4/4/17)
Jones, Victor		P-12	Emails (3/8/17)

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Kenote, Jim & Terie		P-12	Email (4/4/17)
Kiver, Eugene		P-12	Email (3/30/17)
Kuchin, Stephen		P-12	Emails (3/19 & 4/6/17)
Kurp, Konrad		P-12	Testimony
Lang, Patrick & Lynne		P-12	Email (4/5/17)
Laurel, Jim	Seaview 3 Homeowners Association	P-12	Email (4/4/17)
Lee, Julian & Jean		P-12	Email (4/4/17)
Leopold, Margaret		P-12	Letter (4/4/17)
Leopold, Mark & Margaret		P-12	Email (3/28/17)
Leopold, Mark		P-12	Letter (4/4/17)
Lundsten, Mark		P-12	Email (4/3/17)
Lundsten, Teru		P-12	Email (4/6/17)
Lunsford, Bret		P-12	Email (4/3/17) + testimony
Lyons, Mary		P-12	Email (4/4/17)
Machin, Rick		P-12	Email (3/12/17)
Madden, Philip		P-12	Email (3/12/17)
McClane, Jim & Patty		P-12	Email (4/2/17)
Miller, Mark & Alison		P-12	Email (4/3/17)
Moffitt, Will		P-12	Email (4/5/17)
Montgomery-Duban, Kevin & Dennie		P-12	Email (3/22/17)
Nielsen, Donald P.		P-12	Email (4/3/17)
Nyberg, Carl H.		P-12	Email (3/16/17)
Palmer, Darrell W.		P-12	Email (4/6/17)
Palmer, Dave		P-12	Email (3/23/17)
Pearson, David		P-12	Testimony
Pierce, Roger		P-12	Testimony
Price, Sharon		P-12	Testimony
Price, Michael		P-12	Testimony
Pritchett, Sheila		P-12	Testimony + email (4/6/17)
Purcer, Mary & Steve		P-12	Email (3/11/17)
Ratzlaff, Stephen M.	Washington Seaplane Pilots Association	P-12	Email (4/5/17)
Redding, Bill		P-12	Testimony
Redding, Cindi		P-12	Email (4/6/17)
Redding, Matt		P-12	Email (4/6/17)
Reeves, George		P-12	Emails (4/4 & 4/6/17)
Residents of Thompson Road		P-12	Petition (4/4/17)

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Robinson, Jan H.		P-12	Testimony + email/letter (4/5/17)
Robinson, Roger		P-12	Testimony + email/letter (4/6/17)
Rollo, Diana		P-12	Testimony
Rose, Mary		P-12	Testimony
Schaeffer, Barry		P-12	Email (4/3/17)
Scheetz, Maureen		P-12	Email (4/6/17)
Severson, Roger & Diane		P-12	Email (4/3/17)
Shelly, Bob & Wasson, Patricia		P-12	Email (4/5/17)
Sherman, Laurie		P-12	Emails (3/12 & 4/5/17)
Sherman, Paul		P-12	Emails (3/14 & 4/3/17)
Spofford, Carmen & Wick, Bruce		P-12	Email (4/3/17)
Stricker, Paul		P-12	Email (3/27/17)
Thomson, Dolores		P-12	Email (4/3/17)
Tibbles, Mark		P-12	Testimony
Trafton, Charles H.		P-12	Email (4/4/17)
Verbarendse, Krystal		P-12	Email (4/4/17)
Verbarendse, Steve		P-12	Email (4/4/17)
Waldron, Jeff		P-12	Email (3/24/17)
Wallace, David		P-12	Testimony
Wallace, David S. & Smolsnik, Tracy A.		P-12	Email (4/6/17)
Walters, Randy & Cyndi		P-12	Email (4/6/17)
Wasson, Patty & Shelly, Bob		P-12	Email (3/26/17)
Webb, Mike & Dana		P-12	Email (3/31/17)
Wechezak, Arlene R.		P-12	Email (4/2/17)
Wetcher, Brian		P-12	Testimony
Whitefield, James R.		P-12	Email (4/3/17)
Wilcoxon, David		P-12	Testimony + email (4/5/17)
Wooten, Thomas D.	Samish Indian Nation	P-12	Email (4/4/17)
Wuebbels, Rosann & Reeves, George		P-12	Email (3/14/17)
Crowl, Liz McNett		C-2	Testimony + email (4/6/17)
Lagerlund, Nels	Agricultural Advisory Board	C-2	Letter (4/4/17)
Manns, Timothy	Skagit Audubon Society	C-2	Email (4/6/17)

COMMENTS SORTED BY TOPIC

Freeman, Scott	Ikade Corp.	C-15	Email (4/3/17)
Sjursen, George F.	Ikade, Incorporated	C-15	Email (4/5/17)
Boylan, Don & Rebecca		C-17	Email (3/16/17)
Kearns, Tom & Karen		C-17	Email (4/6/17)
Button, Captain Dave		C-18	Email (3/11/17)
Ashbach, David F.		C-19	Email (3/29/17) + testimony
Ashbach, Lowell Jr.		C-19	Email (3/10/17) + testimony
Riordan, Sally & Timothy J.		C-19	Email (4/3/17)

RECEIVED

APR - 4 2017

SKAGIT COUNTY
PDS

April 4, 2017

To: Skagit County Commissioners

Re: Zoning change proposed by South Fidalgo/Evergreen group

From: Residents and supporters of current residents on Thompson Rd.

Commissioners:

Thompson Road (currently zoned Rural Reserve, and formerly Rural Intermediate) is unique in that most land owners have some type of small business (taxidermy, excavation, painting, seafood sales, dog kennel for example), plus there is an electric substation, church, and potentially a new Samish casino (corner Thompson and Hwy 20) nearby.

This area is quite a ways from Yokeko, Dewey Beach, Campbell Lake, etc.

People bought acreage on Thompson Road so that they could do something creative and/or business-wise on their land, as well as live there and enjoy the country. If this restrictive zoning were to be implemented to include Thompson Road, property values would go down due to the restrictions on usage. These restrictions might make sense for a dense residential area, but they are entirely too restrictive for much of our area. The current zoning is already restrictive.

Respectfully,



Valerie Aadsen

From: kathryn alexandra
To: [PDS comments](#)
Subject: P-12 south fidalgo 2017 docket amendment
Date: Sunday, March 12, 2017 2:55:28 PM

I am asking you to approve the new zoning designation for South Fidalgo to South Fidalgo Rural Reserve. We have a limited space and a single source aquifer . We must stop the expansion of inappropriate commercial enterprises to protect our water supply as well as the rural charm of this area. We must eliminate the CaRD ordinance. It is nothing but a scam to allow developers greater density even if they have to wait a few years to complete their plans.

Sincerely, Kathryn Alexandra
4311 Ginnett Rd.
Anacortes, WA
360 293-8606



Virus-free. www.avast.com

From: Gayle Ashbach
To: [PDS comments](#)
Subject: C-19, Island International Artists Rural Business Correction
Date: Wednesday, March 29, 2017 1:52:30 PM

March 29, 2017

David F Ashbach
4309 Tyler Way
Anacortes, WA 98221

Comments on proposed “C-19, Island International Artists Rural Business Correction”

Comments

- Island International Artists do not own the parcels in question. They are owned by Timothy and Sally Riordan. We were advised this week that the Artists are moving. Businesses come and go in any given area, but it is the owners of the property that will benefit from this.
- These lots have never been zoned for rural business. There was an island commissary that never included public restrooms, (Brado) for a short time on ONE of the lots, but it was informal usage and to the best of my knowledge burned to the ground after about 1 1/2 years. The lots were then sold to the Fosters. Mr. Foster requested a variance to add on to a PRIVATE studio existing on the other lot to build closer to the property line than was the normal requirement. This request was granted against the objection of the entity that is now the WSDOE.
- I am concerned about this technical mapping error, because it seems to me that we should have been advised of the Riordans’ request to rezone the two lots in question the first time. We received nothing.
- There are many reasons why a business of this nature or any other water-use intensive business should not be allowed on these parcels. The major one being that the water provided to these lots by ENBCWA is for domestic use only and is strictly limited.
- Where has the waste from paints, solvents, inks, etching materials from what they claim to be the servicing of 50 artists been going other than into a very old septic system, so very close to the shoreline, wetlands, wetland buffers, a huge heron rookery, eagles that feed on the beach and in the marshlands the entire time that they are present on the island, not to mention the otters and other wildlife. and the sea life.
- These parcels have already been heavily built up I cannot locate permits from the materials that SC provided me with under a Public Records Request so I believe that I have the totality of the records.
- The extreme fragility of this area is not the proper place in my opinion for any sort of business which further burdens this area. The area has suffered from heavy storm surge flooding during the past three winters in a row with some property owners losing significant footage. Saltwater intrusion has been a problem in wells to the east and to the west of this property and drainage from this property which appears to have been made almost totally impervious except for a small lawn on the road side only adds to this problem.

Concerns:

- Wetlands to the South
- 140' from Saltwater to the North
- Each end of the wetlands drain into the Saltwater
- Has the County obtained MSDS statements for all products used in the art business?
- Water has always been limited to domestic use only before and since the formation of ENBCWA. And any other uses was never reported to the state on the water well usage reports. This is a State designated BLUE transient system and use of the water has been strictly defined.
- Does this property have a current Critical Areas Review on file?
- Has there been a shoreline study?
- Has there been a fish and wildlife study?
- Have all appropriate state agencies been advised?
- Have the tribes received notice regarding a business designation along the shoreline where they crab and fish?
- Is fire protection proper and adequate? Have accelerants been used?
- Is off street parking adequate for large numbers of vehicles?

Please give the above comments and concerns your much needed attention. This is a vital decision for a fragile shoreline that has already been overbuilt in the past decades, receives its limited water from a single aquifer and is home to some of the most beautiful wildlife of Puget Sound. I am absolutely against any rezone for Rural Business in this area and the mistake should be corrected by simply changing the designation that was made in error on the Elvebak property. FYI please take a look at the following list of websites that more adequately describe what has been taking place on this property.

<https://www.facebook.com/Island.International.Artists/?fref=hovercard>

<http://islandinternational.com>

<http://islandinternational.com/black-raven-press.php>

<https://www.youtube.com/watch?v=ulfHrKIFACA>

<https://www.youtube.com/watch?v=0wQWqlEIrDE>

Sincerely
David F. Ashbach

Please send confirmation of your receipt of this email.

From: Bud Ashbach
To: [PDS comments](#)
Subject: "C-19, Island International Artists Rural Business Correction"
Date: Friday, March 10, 2017 2:53:23 PM

My name is Lowell Ashbach, Jr.

My address is 5538 Guemes Island Road, Anacortes, WA 98221

"C-19, Island International Artists Rural Business Correction"

I write to the Planning and Development Services in my capacities as a co-trustee of both "The Ashbach Family Trust" and "The Eaton Family Trust."

I wish to voice my strong objections to the proposal to re-designate P61751 so that it would become or have a "Rural Business" (RB) designation.

The parcel is owned by TIMOTHY J. RIORDAN and his wife, SALLY RIORDAN. The "Notice of Proposed Comprehensive Plan Map Amendment" that I received makes it look like "Island International Artists" is seeking the amendment.

I really have nothing against "the Artists."

What is proposed here is highly objectionable. The parcel P61751 is the site of a residence/ building with over 6,000 square feet of space. The parcel is serviced for its fresh water supplies by a substandard, deficient water district. This water district is a non-profit organization known as "East Northbeach Community Water Association."

The sole water source for the water district is one well that produces only 3 gallons of water per minute. The storage capacity of the water tank connected to the substandard well is limited to a capacity of 1,350 gallons.

There are between 16 and 18 other parcels of property that are connected to the water district's well and storage. Most of these other parcels are the sites of cabins or luxuriant beach houses. There is only so much water to go around, among all the member users. Some of the members have been precluded from securing building permits, owing to the paucity of available water and storage.

The Eaton Family Trust is one of those other member users. The Ashbach Family Trust is not currently a member user—it ceased to be years ago, because of the inadequacy of the water system as managed/owned by the water district. The Eaton Family Trust feels that a "Rural Business" use of the limited supply of water will impact its domestic use and the domestic uses of the water the other 15 to 17 member. The Ashbach Family Trust has another well, nearby, and prefers to minimize the risks of sea-water intrusion that may be brought on by commercial activities on the Riordan's parcel P61751.

There are rights of reserved hook-up to the water district's well.

The inadequacy of the water system has been established in a court action basically just concluded

in Skagit County Superior Court, case 14-2-00501-4.

In that case the Court found that the well produces only 3 gallons per minute, and the storage is as above indicated, 1,350 gallons.

The Riordans are well-aware of those findings/conclusions because Mr. Riordan is a trustee of the water district that was the plaintiff in that case.

There should be no allowance for the Riordans to claim that this is a request from "the Artists." It is a request from the Riordans and it goes against the limited, shared supply of water for domestic uses, that comes from the substandard water system.

I state that I am firmly against the Riordans trying to get to legitimize their business uses of a very fragile amount of water available for shared, domestic uses.

Riordan's must not be able to run any business that will adversely impact the well and aquifer. "The Artists" must not be allowed to morph into a bed and breakfast, or some other business to be conducted by Riordans, or on their property.

I would strongly urge the Planning Department to secure comments from all property owners along North Beach of Guemes.

I will assure that if you need to see any portion or portions of lawsuit 14-2-00501-4, all you have to do is request and I shall do whatever is appropriate to get to you such materials.

Thank you ever so much,

LOWELL ASHBACH, JR.
5538 Guemes Island Road
Anacortes, WA 98221

Please confirm that you received this correspondence

From: Lawrence Becker
To: [PDS comments](#)
Subject: Subject: P-12, New South Fidalgo Rural Residential Zone
Date: Wednesday, April 05, 2017 8:02:15 AM

Skagit County Commissionners

I am writing to express my strong opposition to excluding private airstrips in your rezoning purposal. I own about 50 acres on South Fidalgo located at 1495 Rosario Road, which we have kept in basically open space. I have built a private airstrip on Fidalgo Island and operated it for the past 39 years. I maintain that this airstrip has not reduced the rural character of the surrounding area and has helped to maintain an open space aura. It has not added to the water usage, population density, or traffic in our area. The noise impact has been minimal, particularly when compared to Whidbey Island jet traffic, Highway 20 vehicle traffic, or refinery "noise", averaging maybe one takeoff and landing every third day.

Sincerely
Lawrence D. Becker, MD



Virus-free. www.avast.com

From: Rich Bergner
To: [PDS comments](#)
Subject: 2017 Docket of Proposed Policy, Code, and Map Amendments - South Fidalgo Proposal
Date: Sunday, March 26, 2017 10:36:14 AM

County Planning Commissioners:

I am a resident of South Fidalgo, and I support the proposal to establish a *South Fidalgo Rural Residential Zone*.

The *South Fidalgo Rural Residential Zone* will protect the unique rural character of South Fidalgo by eliminating some currently allowed commercial and industrial uses that are not compatible with maintaining South Fidalgo's rural character. Also the current CaRD regulations need to be modified since CaRD is a loophole that allows greater density with no guarantees of not having future harmful development.

The *South Fidalgo Rural Residential Zone* proposal is a common sense proposal initiated and supported by South Fidalgo residents. Planning commissioners, I urge you to support this proposal.

Sincerely,

Richard Bergner

Richard Bergner
15515 Yokeko Drive
Anacortes, WA 98221
(360) 299-2579

From: Donald Berkey
To: [PDS comments](#)
Subject: 2017 Docket of Proposed Policy, Code, and Map Amendments- South Fidalgo Proposal
Date: Tuesday, April 04, 2017 12:42:57 PM

I am opposed to any significant changes in the existing Zoning on South Fidalgo. I know people with wells are concerned about additional water supply, but I believe the use of any wells on our islands should be discouraged. I believe water in our island aquifers should be left there, and the environmental impact of domestic water supplies is much less when we use our PUD for water supply.

Donald Berkey
15885 Yokeko Drive
Anacortes, 98221

From: Galthouse2
To: [PDS comments](#)
Subject: 2017 Docket of Proposed Policy, Code, and Map Amendments - South Hidalgo Proposal P-12
Date: Thursday, April 06, 2017 11:11:37 AM

Dear Skagit County Commissioners,

I am writing to express my opposition to the proposed rezoning of South Fidalgo Rural Residential to the "P-12 New South Fidalgo Rural Reserve Zone" (SFRR).

I have owned property on Campbell Lake for 25 years. I purchased this property because of the lower density of its rural residential zoning, and the lack of restrictions on use of your property. I owned a seaplane which I kept here at the house for 15 years, and enjoyed the freedom to come and go. Many of our neighbors have some agricultural uses, such as cattle, horses, chickens, etc. I am concerned that efforts such as these may be restricted in the future.

It all boils down to an interesting fact that the group that wants the changes is the group discriminating against the very activities and reasons why most people bought their land in the first place. In the case of Campbell Lake, those residents living on and using the lake are responsible for the very expensive but necessary treatments required to control noxious weeds, which are introduced by boats coming from elsewhere and using the launching ramp here. We are willing to cover these costs at our own expense because we love living here. However, we are against new restrictions on the use of our property, and respectfully request that no changes be made to the zoning.

Jon Galt Bowman
5611 South Campbell Lake Rd. (residence)

1004 Commercial Ave. PMB 270 (mailing address)
Anacortes, WA 98221

From: darrell boyes
To: [PDS comments](#)
Subject: Proposed changes to Rural residential lands Proposed P-12 Sout Fidalgo Rural Residential Rule
Date: Thursday, April 06, 2017 3:47:19 PM

To whom it may concern:

My name is Darrell R. Boyes. I reside at 8056 Summit Park rd. I own 10 acres of land and I am served by city of Anacortes water. I am opposed to the proposed "P-12, New Fidalgo Rural Residential Zone. I have owned this land for the past 26 years and had hoped to build a home for my daughters so they could stay on Fidalgo Island. I have been in disagreement with South Fidalgos view points from the beginning.

Please do not revoke our last remaining hope in the use of our land. Keep the CaRDS (Conservation and Rural developments) . Give us little guys a chance in a big world. I could be long winded about this like so many of the South Fidalgo people but will stick to the point.

Please keep the CaRDS!!

Darrell R. Boyes

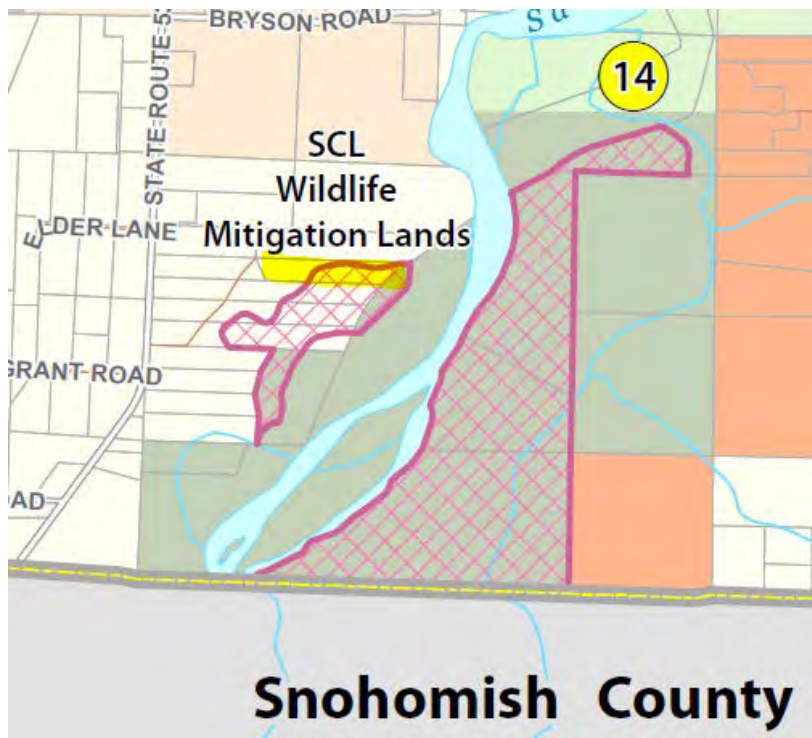
Susan J Boyes

Summit Park

From: Rebecca Boylan
To: [PDS comments](#)
Subject: Fwd: "C-17 Seattle City Light Lands to OSRSI"
Date: Thursday, March 16, 2017 4:43:37 PM
Attachments: [image001.png](#)

As owners of the property designated 3 E Sauk Lane, Darrington (Skagit County), we are concerned that our use of our land could be diminished by this new designation. We bought the property for our recreational use and enjoyment. Please explain how this new designation affects our property rights and usage.

Don and Rebecca Boylan
16904 122nd Ave NE
Arlington, WA 98223



Finally, the majority of the Seattle City Light property (approximately 16 acres) shown in Map 14 is designated Rural Reserve, while approximately 7.5 acres is designated Secondary Forest-NRL. The Department believes the OSRSI designation is more fitting with the land's use for wildlife habitat or endangered species conservation purposes. This change would increase the OSRSI designation by approximately 23.5 acres and reduce Rural Reserve by 16 acres and Secondary Forest-NRL by 7.5 acres, which would be shown in the land use acreage table on p. 30 of the Comprehensive Plan.

In total, the map amendments affecting Seattle City Light land would result in an increase of approximately 206 acres of land designated OSRSI, with 182 of those acres coming from Industrial Forest-NRL 7.5 from Secondary Forest-NRL, and the remainder from Rural Reserve.

In a related matter, the Sauk river channel has moved significantly in this area in recent years, as shown in the map immediately following Map 14. GIS/Mapping Services has already changed the County's parcel layer map to show the new river channel and recommends that a corresponding change be made on the Comprehensive Plan/Zoning map at this time.

Recommendation

The Department recommends **approval** of the proposal to redesignate the Seattle City Light lands shown in maps 8, 14, 15, and 17 from their current designation to OSRSI; and **approval** of the GIS/Mapping Services recommendation to revise the Sauk River channel on the Comprehensive Plan/Zoning map in the vicinity of Map 14.

RECEIVED

APR - 4 2017

SKAGIT COUNTY
PDS

April 4, 2017

2017 Docket of Proposed Policy, Code and Map Amendments -
SOUTH Fidalgo

Dear Planning Commissioners,

We live on Fidalgo Island, and support the entire P-12 South Fidalgo proposal.

We are greatly concerned that the current commercial and industrial approved uses in the Rural Reserve Code (and the CaRD option) will negatively impact our quality of life and Fidalgo's rural character.

We are concerned about the status of the area's aquifer. We urge the planning commissioners to recommend that the county submit an application to the USGS Hydrologic Study on South Fidalgo before any more CaRDs are created. We strongly urge that the County stop handing out CaRD permits until this study has been completed and a determination by them whether or not the Island's rural water supply is a sole source aquifer.

Thank you for your consideration in this matter.



Keith and Barbara Bracht
12867 So Wildwood Lane
Anacortes, Wa 98221
360)293-3271

From: Phyllis Bravinder
To: [PDS comments](#)
Subject: 2017 Docket of Proposed Policy, Code, and Map Amendments
Date: Wednesday, April 05, 2017 8:23:28 PM

"I am a Guemes Island resident and want to preserve the rural character of our island and protect our sole source aquifer. As a landowner here since the early 1960's, I treasure the island itself and the community here on the island. We are a diverse group of people representing a wide socio-economic range.

I support the proposed Comprehensive Plan amendment P-7 that will permanently protect open space that is designated in a CaRD development on Guemes Island. I ask the Planning Commission to approve this amendment that is supported by the Planning and Development Services Department, the Guemes Island Planning Advisory Committee, and the Guemes Island Subarea Plan." In addition to preserving the rural character of Guemes Island, access to nature is important.

Thank you for your consideration of these comments.

Sincerely,

Phyllis D. Bravinder

5787 Section Ave

Anacortes, WA 98221

From: Joan Smith
To: [PDS comments](#)
Subject: P12 new south fidalgo rural residential zone Joni bulfinch 13079 satterlee road anacortes
Date: Thursday, April 06, 2017 1:26:02 PM

We are against the proposal to change the zoning in the rural reserve area . I am against the card with the density bonus being removed. I am for the housekeeping of the uses and am in favor of these items listed on page 4 of the notice of availability being removed from the uses . I would like to see included The recycling drop box and the two sections referring to outdoor storage processed and unprocessed materials both in the 500 yd.³ and the 50 yd.³

You can see that if the board of commissions or planning department makes any recommendation to change the boundaries of the new zoning area and remove us out here in the Summit Park area we may lose the opportunity to have these uses illuminated unless of course you have some way of doing that. this is a very important consideration we are already in a tug of war with the Swinomish Indians wanting to encircle our land into the Swinomish reservation, aNother Land taking attempt. you can see why these uses must be removed now as the Indians cannot be trusted to treat the land and building considerations The same as the county would . they have assured us that they will follow and honor the codes of the property so this is vital this get changed now

The save fidalgo island group campaign is fraught with scare tactics falsehoods and misinformation . I am in sympathy with them regarding their real problem which is many of their current wells are no longer able to serve their needs as is. it should not be that they use this avenue to address their dire water needs with the county and involve all the rest of us throughout the south Fidalgo area that have the good fortune to be on public water systems . these public water systems include water from the city of Anacortes and PUD .

I have provided kirk Johnson Ryan Walters with my water research including Maps obtained both from PUD and the water department at the city anacortes . there are 442 water meters in the south fidalgo island area served by the city of Anacortes the Del Marr area has public water from the city of Anacortes and PUD water is here in the Summit Park area and follows well into the south Fidalgo island area to deception Pass. both the city and PUD are purveyors of water they sell water they want to sell water.

Every time we PUD customers take a shower we add water to the aquifer right from the Skagit River . every time the Islanders take a shower they decrease the aquifer. when you read the current Skagit county code 1418 310 it already states there shall be no density bonus for Card developments in areas designated as sole source aquifers except where the source of water is from a public water system who source is outside the designated area or from an approved alternative water system..... you see if you leave the card with the density bonus alone in its entirety this issue is already addressed and it has been disingenuous for the petitioners to include us in their water situation. they call for stopping development through the use of a card is because of their dire water needs. please leave the card with the density bonus in place as it is working. two is the number of cards utilize between the years 2005 and 2015. that is very very slow development . it is false for the south Fidalgo group to imply that every single person owning 10+ acres even wants to do a card

Facts

10,224 collective protected acres and deception Pass city forest lands and sares Bluff

999 property owners receive the notice of availability

100+ property owners on 10+ acres in this area which represents 2222 acres of total land

2 cards utilized between 2005 and 2015

1 sole source aquifer equals there is no proof to date that this is a true statement at all

It is personal when there is a Land taking activity put into play . so my personal story is that we own 16 acres and gave our son 10 acres next door to build his home. We worked with Bruce lesser, surveyor to create new boundary lines we spent a considerable amount of time and money creating them in such a manner that we could in the future pursue a card and create 1 acre for another family member to live . how can you possibly consider doing this to us we have owned this land for 45 years paid taxes and honored cared for and protected living here. Please do not assume that we are hungry developers wanting to do a card

I thank the board and planning department for giving close consideration to our comments

This letter is supported by Joni and Charles Bulfinch owners of 16 acres and Brysen and Lisa Bulfinch of 8337 Shadow Ln., Anacortes, WA owning 10 acres

From: Joan Smith
To: [PDS comments](#)
Subject: New south fidalgo island rural residential zone Joni bulfinch 13079 satterlee road anacortes
Date: Thursday, April 06, 2017 1:29:45 PM

I just sent you a very lengthy comment via my cell phone using the microphone I want to apologize to you all for the poor punctuation and capitalization.

I had a beautiful draft completed for you to send but it seems to be trapped in my email draft box even a specialist over the phone could not help me get it out.

I know it will be more difficult to read I apologize again that I could not retype it on my telephone thank you

[Sent from Yahoo Mail for iPhone](#)

From: Dave Button
To: [PDS comments](#)
Subject: Proposed comments on "C-18, Presentin Park to OSRSI
Date: Saturday, March 11, 2017 8:23:38 AM

Capt. Dave
Button
March 2017
20200 Cook Rd.
Burlington, WA. 98233

10

Planning & Development
Services
1800 Continental Place
Mount Vernon, WA. 98273

To Whom it May Concern:

Thank you for the Opportunity to comment regarding Skagit County's Presentin Park in Marblemount.

This particular location at Marblemount along the Skagit River is within the Wild and Scenic section of the Skagit River and is therefore under Federal Protection from ANY development or change in zoning. Does this need to be addressed before Presentin Park can be redesignated? I am concerned about the affect this change might bring to the fish population and wildlife that exist at this location. What exactly does Rural Village Residential entail? AND how does changing the designation to OSRSI affect its development?

I believe this Property would be BEST maintain would be to sell it to Seattle City Light, Private investors. or donated to the Nature Conservation non-profit.

Thank you for addressing these concerns.

Positively,

Capt. DAVE Button www.pacificnwfloattrips.com

From: Ellen Bynum
To: [PDS comments](#)
Subject: Fwd: FoSC comments on proposed 2017 Comprehensive Plan Amendments
Date: Thursday, April 06, 2017 1:27:20 PM

Begin forwarded message:

From: Ellen Bynum <skye@cnw.com>
Date: April 6, 2017 1:21:23 PM PDT
To: Planning & Development Services <pds@co.skagit.wa.us>
Cc: FOSC Board, FOSC Office <friends@fidalgo.net>
Subject: FoSC comments on proposed 2017 Comprehensive Plan Amendments

April 6, 2017

TO: Skagit County Planning Commission Via web email -
pdscomments@co.skagit.wa.us

FROM: Ellen Bynum, Executive Director, Friends of Skagit County.

RE: Proposed 2017 Comprehensive Plan Amendments

In addition to the oral testimony provided to the Planning Commission at the Public Hearing on April 4, 2017, we submit the following comments on the proposed issues.

P-7 Require permanent protection of CaRD open space on Guemes Island. Support.

P-12 South Fidalgo Re-zone proposal - Support with qualifications.

FoSC would support the SFI re-zone proposal with a qualified moratorium on CaRDs, until a USGS or other study determines the status of any sole source aquifer and/or water supply and availability for new development. CaRDs on parcels receiving public water would not be included.

Should the study prove that SFI is NOT a single source aquifer, CaRDs should be reinstated only after a long-term estimate and calculation on water supply has been created including requirements for monitoring wells on current parcels. The County should also create a plan to stop CaRD development and/or regular development should monitored wells show that water supplies have been reduced.

In addition we suggest that the County and SFI property owners reinstate the sub-area planning process that uses the prior work citizens completed on a sub-area plan.

Additional information: Commercial and Industrial Activities

C/I development outside UGAs is not permitted. All C/I zones outside UGAs and rural villages substantially interfere with Goals, 1,2,5 and 8 of the GMA.

CP Policy 3.1 at 4-30 states:

“New rural commercial should be located within Rural Villages to avoid incompatible land uses and the proliferation of commercial businesses throughout the rural area. Such use may be located in other rural areas if it can be demonstrated that the use is located beyond the service area of a Rural Village. New rural commercial uses should be limited to those typically located in and intended to serve the rural community.”

Abenroth decision said that re-zones outside the UGA for commercial and manufacturing uses interfere with the RCWs as well as violation of CPP 1.1.

The only use expressly incompatible with rural lands under GMA is “urban” development. Resource-based uses do not constitute urban growth and are therefore not prohibited in rural areas by the GMA.

Any expansion of existing C/I activities on SFI must comply with the GMA, CP, CPP and codes.

The GMHB is clear that such expansions are not desired and are to be limited.

EI v Skagit Co No. 00-2-0046c

Pg. 16 “...Also, the County has responsibly disallowed the development of substandard lots of less than an acre on Fidalgo Island and Guemes Island until subarea plans for those areas are completed.” June 23, 2004.

In the EI Order on Reconsideration does not require the County to complete the sub-area plan for SFI, despite its previous ruling, stating that the measures the County has completed (on lot aggregation and CaRD regulations) achieved the same results.

This does not prevent or prohibit the County from completing a sub-area plan for SFI in future and we urge them to work with SFI residence to do so. A sub-area planning process could include an analysis of cumulative effects of existing homes on aquifer use as well as a carrying capacity analysis to determine if and how many CaRDs can be permitted.

C - 2. US Bike Route 10 (Coast to Cascades Trail) Corridor Study Revision - Support

We support **not** using the County right of way through agricultural land as a future potential route for US Bike Route 10. The County controls the current ROW and the zoning process and can determine whether to remove the land from consideration.

C-9 Similk Beach Septic. - Do not support in current language.

We do not support removal of the section discussing the community sewer system (built or not) and the 117 maximum connections limit. Our previous comments in December 2016 state: “We prefer the language to reflect that the septic system for Similk Beach has not been constructed to date, rather than saying “.... was never built”. The system may be constructed in future and is cited in the resolution (R20020194) created by the Citizen Advisory Committee as well as in the changes to the Comprehensive Plan, policies and codes regarding LAMIRDS. Increased density in LAMIRDS is not permitted under GMA.

Thank you for your time and consideration of these comments.

From: Neil Carlberg
To: [PDS comments](#)
Subject: 2017 Docket of Proposed Policy, Code, and Map Amendments - South Fidalgo Proposal P-12
Date: Thursday, April 06, 2017 7:58:58 AM

I support the P-12 Amendment Proposal.

Neil Carlberg
5639 Campbell Lake Rd
Anacortes, WA 98221

Spill Checked by iOS SpellChanger

From: guemesisland@yahoo.com
To: [PDS comments](#)
Cc: edithmw@comcast.net
Subject: 2017 Docket of Proposed Policy, Code and Map Amendments
Date: Wednesday, April 05, 2017 2:57:39 PM

Re: Skagit County 2016 Comprehensive Plan Amendment P-7/Guemes Island Sub Area Plan

Dear Skagit County Planning Commission:

We are Guemes Island residents who want to preserve the rural character of our island and protect our sole source aquifer. We support the proposed Comprehensive Plan amendment P-7 that will permanently protect open space that is designated in a CaRD development on Guemes Island. We ask the Planning Commission to approve this amendment that is supported by the Planning and Development Services Department, the Guemes Island Planning Advisory Committee, and the Guemes Island Subarea Plan.

The GIPAC sub area plan includes a zoning overlay to better reflect the historic small scale development and rural character of the island as well as the sole source aquifer limitations for potable water. Seawater intrusion is an issue on the island and is a priority as well as considerations given to alternative water sourcing such as rainwater collection all of which is benefitted by open space and controlled development.

Sincerely,

Stuart Charles & Arden Charles
4453 Guemes Island Road
Anacortes, WA 98221-9029

From: Joseph Conner
To: [PDS comments](#)
Cc: rogerarobinson@comcast.net
Subject: 2017 docket of proposed policy code and map amendments: South Fidalgo Proposal.
Date: Sunday, March 26, 2017 3:17:46 PM

As one of the senior members of Dead Reckoning LLC (a family owned summer home at Rosario Beach) the calm, rural, neighborly nature of the place is very precious to me, and to the four families involved.

Near the top of our list of concerns is our water supply. Wallace Sharpe gave our folks permission for our well in his pasture next to Rosario Road in 1941. We have enjoyed a consistently dependable water supply ever since (76 years). This aquifer is limited. To add any additional users would be problematic. To allow any commercial or agricultural use to it would be disastrous!

So, in an effort to protect our community water supply and the rural nature of our neighborhood, I urge you, the County Planners, to adopt the new South Fidalgo "specific" Rural Residential Zone proposal.

Thank You for your understanding, and your good work for Skagit County.

Joseph Conner

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APR - 4 2017

Proposed 2017 Docket of Comprehensive Plan, Map, and Code Amendments
SKAGIT COUNTY
PDS

Skagit County Commissioners,

My name is Thomas Conroy. I live at 4311 Ginnett Rd.

As a resident of South Fidalgo Island these past 38 years it has become more and more evident that the challenges presented by growth for an island community are similar to challenges faced by those living on the mainland; however, solutions are limited.

BASICALLY CONTAINED

As an example, access to South Fidalgo Island is ~~limited~~ to SR 20 which is already overloaded during peak traffic hours since this highway serves the only bridge to Whidbey Island, the country's largest island. Washington's DOT is hard pressed to come up with realistic traffic solutions that will accommodate both the expanding Naval Base and the rapid growth of Whidbey Island. When the tourist season starts, traffic to and from Deception Pass Park only makes matters worse.

The narrow county roads which service most of South Fidalgo are not built to the standards needed to safely handle large amounts of traffic. Local terrain and drainage problems make it monetarily prohibitive to adequately update the current road system to a higher standard.

Most any rural island community has similar issues that must be carefully addressed. Most of the large islands within Skagit County share a rocky terrain with minimal soils for good conventional drain fields. Adequate water sources are hard to find. Fidalgo Island is no exception. Many areas of the island are already designated as ~~requiring~~ ^{CRITICAL AREAS} special consideration for water when seeking permits. Recent legal decisions regarding water rights may make water even harder to secure for island communities.

Anacortes clearly has plenty of water; however, providing water to the outlying rural areas of South Fidalgo or creating a rural sewage district are both cost prohibitive without increasing the island's population density to unmanageable levels.

All of the above considerations mean that some development and businesses simply are not suited to South Fidalgo or any rural island community. Mr Roger Robinson has proposed a list of those business and activities.


South Fidalgo is one of the county's most beautiful jewels yet it is placed in a setting that is severely limited by space. Its beauty is a product of a necessarily fragile environment. The residents of South Fidalgo are the

obvious benefactors of its natural beauty. Residents have been shown to be united when protecting its treasures and generous when sharing its beauty with other county and state residents.

The natural beauty of this small island rural community is a boon to the county's economy since it is a prime attraction and draws millions of visitors to the area. County and state governments around the United States have acknowledged the special needs of islands as self-evident and taken whatever steps are necessary to secure those needs.

Please consult further with county planners and seriously consider the petition submitted by Mr. Robinson. Special zoning considerations for all of Skagit County's islands are needed, but if not all, then surely adopt changes to codes that adequately address the needs of South Fidalgo Island which is Skagit County's most vulnerable island community.

Respectfully submitted,


Thomas Conroy

I FEEL PARTICULARLY FORTUNATE TO BE
A CITIZEN OF THIS COUNTY AFTER READING THE
FRONT PAGE ARTICLE OF LAST SUNDAY'S SKAGIT
VALLEY HERALD. THANK YOU TO ^{ALL} THOSE LAW
LOCAL LAW ENFORCEMENT AND ALL THOSE AND
WHO DEDICATEDLY SERVE OUR COUNTY, ~~AND THE~~
REFUSE TO DISMANTLE OUR COMMUNITY AT
THE POLITICAL WHIMS OF THE FEDERAL
GOVERNMENT.

From: Douglass Craig
To: [PDS comments](#)
Subject: P-12, New South Fidalgo Rural Residential Zone
Date: Thursday, April 06, 2017 1:55:39 PM

Douglass Walton Craig
Rebecca Rae Craig
3770 Tibbles Ln.
Anacortes, WA 98221

P-12, New South Fidalgo Rural Residential Zone

We are in favor of leaving the CaRD with density bonus, as it exists at this time, in the South Fidalgo Residential Zone area. I can see some advantage to some change in the zoning but feel that the CaRD w/bonus is a positive step to growth with minimal environmental impact.

Thanks for your consideration

Douglass W Craig
Rebecca R Craig

From: Liz McNett Crowl
To: [PDS comments](#)
Subject: 2017 Docket of Proposed Policy, Code, and Map Amendments: C-2. USBR 10 Corridor Study
Date: Thursday, April 06, 2017 2:39:38 PM

April 6, 2017

Planning and Development Services
1800 Continental Place
Mount Vernon WA 98273

Comments to Skagit County Planning Commission on one of the proposed 2017 amendments to the Comprehensive Plan: C-2. US Bike Route 10 Corridor Study

Sent by email: pdscomments@co.skagit.wa.us

Dear Skagit County Planning Commissioners,

I do not believe any modifications are needed to the Coast to Cascade Corridor Study description as adopted in the Transportation Technical Appendix and would first ask that you not recommend any changes to the Skagit County Board of Commissioners.

If modifications are needed to preserve the study moving forward, I would support the Planning Commission following the Planning Department recommendation on page 9 of the February 28, 2017 memorandum to the Planning Commission re 2017 docket of Comp Plan policy, code and Map amendments, which states that the study description be modified to state:

Unused County right of way through agricultural land between Burlington and Bayview Ridge should not be considered as a potential route for US Bike Route 10 (USBR 10) on its own; however if a road is constructed there, consideration should also be given to providing safe access for bicycles and pedestrians along this route.

The purpose of a study of a corridor, like the one proposed in the comp plan for USBR 10, is to study and consider all options, and then to identify ones that are preferred. There can be a variety of criteria for what makes one corridor preferred over another, such as whether it was economically feasible, has significant private property limitations, or agricultural impact. Positive criteria could also be considered, perhaps determining that a transportation corridor could increase safe bicycling and walking options and promote health of our residents, or that it could increase tourism and increase the economic boon that outdoor activities bring to Skagit County, or that some farmers might see a shared use pathway or road at this location as a favorable way to grow value added income for their agriculture business. C-2 preempts the County from conducting a robust study of all options, I disagree with the method of removal and would prefer to see us reach the same result in a way that doesn't preclude any future progress. This route is a consideration, not a planned trail or a goal for the County's bicycling network. It is an option because it exists, if this option is precluded from consideration it is making a big deal out of something that wasn't.

Commissioner Wesen expressed his concern that a non-motorized facility, like a shared use pathway or trail, would take farmland out of production and create conflicts between non-motorized facility users and agricultural activities. This corridor is an old state highway right of way, previously held by the Washington State Department of Transportation and transferred to Skagit County in 2013-2014. This transportation easement is not a new right of way.

The impacts of a road that would carry automobiles and trucks would have significantly greater impacts and conflicts on agricultural lands and activities than a stand-alone non-motorized facility. Standard road designs are wider and would allow greater access of general public to adjacent farmlands, create increased conflicts with agricultural activities and threaten food security. Skagit County does not have significant separated non-motorized facilities, making most county roads shared facilities for motor vehicle drivers, transit, bicyclists and pedestrians –

all transportation modes. If Skagit County decides to utilize this right of way for a road in the future it must meet the needs of all users. Acknowledging the needs of individuals in Skagit County that do not drive or choose not to drive a motorized vehicle and embracing the fact that our County is a great place to enjoy outdoor activities including biking and walking, for which large numbers of visitors travel here to do just that.

If Commissioner Wesen is concerned about transportation impacts on adjacent farmlands and farming activity, and the County is not going to use the right of way for a transportation facility, perhaps the County should consider selling the right of way to the farmers, which in my opinion would be a stellar demonstration of our concern for agricultural lands and activities.

I strongly support planning for USBR 10, as well as other non-motorized routes and corridors through Skagit County. I request that the County add the Bike Route 10 Corridor Study to the Transportation Improvement Program list so that the study and implementation can move forward. Safe and attractive shared use non-motorized pathways, whether stand-alone or on roadways are an asset to the citizens of Skagit County in many ways, providing an alternative to motorized transportation for people commuting to work or school, for errands, for recreation and health.

Liz McNett Crowl
13797 Trumpeter Lane
Mount Vernon, WA 98273

From: Culbertson Marine Construction
To: [PDS comments](#)
Subject: P-12 New South Fidalgo Rural Residential Zone
Date: Thursday, April 06, 2017 3:00:39 PM

To All,

Due to the volume of comments I am sure you will receive on this matter, I will keep my comments brief. I could develop these points further if you would like.

My wife and I are opposed to the change contemplated in item P-12; creation of a new zoning designation for South Fidalgo. We are both long time Fidalgo residents living and working on the island (she from age one, I from birth). We have owned the same property we live on now since 1989, near Campbell Lake. Since 1989 we have purchased other properties on South Fidalgo to where we now own over 65 acres. Our opposition is based on the proposal being a harm to the county, including the residents of South Fidalgo, not particularly a harm to us. Much (not all) of our acreage is outside the bounds of the proposal contemplated as it is zoned RMI. We would have to put up with the growth and development of the island with the use of CaRD's and subdividing as now allowed but, we see that as a benefit. We urge you to vote against this proposal for the following reasons.

First of all, most of the proposal is disingenuous. The people putting it forth all mostly small landowners (9/11 had 6.5 acres or less, the smallest being .31 acres of the sampling I could find in the short time I had prior to the hearing), or don't actually reside in the area. Judging from those that spoke at the hearing, most are of retirement age, not needing to provide an income. Many had just built, just bought, or just expanded their house. The proposed change smacks of "I've got mine, you can't have yours".

Secondly, SFRR would hurt future or existing businesses on South Fidalgo. I, myself, worked from home when my business got going. It is now a multi-million dollar business that contributes to the whole fabric of the economy, including millions in taxes and wages. This is the pathway of many a business in America.

Third, if the zoning regulations keep changing, the uncertainty helps no one. Those that want to plan can't. Those that have trusted the zoning when they purchased their property are now faced with a loss in value. Those that would buy and use property are reluctant to invest since they don't know which way to go. Those that can may develop their land sooner (or at all) to mitigate the uncertainty.

Lastly, trying to stop growth doesn't work. What we have now will work better than the proposal. Managing growth is better than pretending it does not exist.

In conclusion, the proposed SFRR is a bad idea. It hurts the county in several ways while benefiting those who have already "made it". Please do the right thing and do not implement this proposal.

Sincerely,

Andrew and Kamiyo Culbertson

5909 Campbell Lake Rd
Anacortes, WA 98221

From: johnkdahl@comcast.net
To: [PDS comments](#)
Subject: 2017 Docket of Proposed Policy, Code and Map Amendments
Date: Tuesday, April 04, 2017 9:49:17 AM

Dear Commissioners:

I currently own property on South Fidalgo Island - Rural Reserve.

I do not support the proposed 2017 Comprehensive Plan Amendment for South Fidalgo Island from Rural Reserve to Rural Residential eliminating the 17 commercial uses and elimination of the CaRD development options.

I reserve the right to further respond at a later date.

Thank you.

John K. Dahl
5330 Campbell Lake Road
P.O. Box 485
Anacortes, WA 98221

From: Michael Daley
To: [PDS comments](#)
Subject: 2017 Docket of Proposed Policy, Code, and Map Amendments - South Fidalgo Proposal
Date: Sunday, March 26, 2017 10:14:28 AM

Dear Skagit County Planning Commission,

As a resident of South Fidalgo, and a member of the Sunset West Water Association, a rural water systems provider, I am a strong supporter of the Save South Fidalgo proposal for a South Fidalgo specific Rural Residential Zone. I hope that you will vote in favor of this proposal, especially since the members of our water association and others are completely dependent on the clean water that comes from the aquifer here where we live. We believe further encouraging development in South Fidalgo will put such a strain on that aquifer, with the drilling of new wells, that our membership will see their already limited source of water decrease considerably. Not only that, but my understanding of the Rural Reserve Code is that it could expand industrial use that would affect our air quality, water quality, and increase noise pollution and traffic in our area. I want to remind you that the overwhelming noise from Growlers and other powerful engines circling above us on South Fidalgo is already formidable. Please do not add to the challenges that exist in supporting a rural lifestyle, and vote in favor of the proposed South Fidalgo specific Rural Residential Zone.

Sincerely yours,

Michael Daley

March 26, 2017

14172 Madrona Drive

Anacortes, WA 98221

360-421-5348

michaelfdaley@gmail.com

From: Michael Daley
To: [PDS comments](#)
Subject: 2017 Docket of Proposed Policy, Code, and Map Amendments - South Fidalgo Proposal
Date: Wednesday, March 29, 2017 1:04:48 PM

Dear Skagit County Planning Commission,

I support the entire P-12 South Fidalgo proposal. As a resident of South Fidalgo, and a member of the Sunset West Water Association, a rural water systems provider, I am a strong supporter of the Save South Fidalgo proposal for a South Fidalgo specific Rural Residential Zone. I hope that you will vote in favor of this proposal, especially since the members of our water association and others are completely dependent on the clean water that comes from the aquifer here where we live. We believe further encouraging development in South Fidalgo will put such a strain on that aquifer, with the drilling of new wells, that our membership will see their already limited source of water decrease considerably. Not only that, but my understanding of the Rural Reserve Code is that it could expand industrial use that would affect our air quality, water quality, and increase noise pollution and traffic in our area. I want to remind you that the overwhelming noise from Growlers and other powerful engines circling above us on South Fidalgo is already formidable. Please do not add to the challenges that exist in supporting a rural lifestyle, and vote in favor of the proposed South Fidalgo specific Rural Residential Zone.

Sincerely yours,

Michael Daley

March 26, 2017

14172 Madrona Drive

Anacortes, WA 98221

360-421-5348

michaelfdaley@gmail.com

SAVE SOUTH FIDALGO ADVISORY BALLOT

(This ballot is being mailed to all affected property owners on South Fidalgo Island.)

PLEASE RETURN IMMEDIATELY

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APR - 4 2017
SKAGIT COUNTY
PDS

Please check ONE below:

- I support the 2017 Comprehensive Plan Amendment For South Fidalgo Rural Residential as proposed eliminating the 17 commercial uses and eliminating the CaRD development option. (See reverse side.)
- I do not support 2017 Comprehensive Plan Amendment For South Fidalgo Rural Residential as proposed. (See reverse side.)

I want to register my vote (important):

Name(s): Michael Daley [Signature] (printed and signature)
Kathy Pruitt [Signature] (printed and signature)
Theo Daley [Signature] (printed and signature)

Address: 14172 Madrona Dr
Anacortes WA 98221

E-mail: michaeldaley@gmail.com

Please add me to the SAVE SOUTH FIDALGO e-mail list.

Telephone (optional): _____

Comments: see attached email message

PLEASE USE THE RETURN ENVELOPE TO REGISTER YOUR VOTE IMMEDIATELY, so we can process your vote before the April 4 hearing. (If you feel you can help with the postage, you may include \$1 with your ballot.)

THANK YOU.

SAVE SOUTH FIDALGO ADVISORY BALLOT TEXT

(The following text was presented to the Skagit County Commissioners on November 4, 2015, and was docketed for consideration for the 2017 Comprehensive Plan Amendments on December 20, 2016.)

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
- Recreations racetracks
- Seasonal worker housing
- Wholesale nurseries

These uses might be appropriate in other parts of Skagit County, but not on South Fidalgo. That is 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.

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Faint, illegible text, likely a message or address on the reverse side of the envelope.



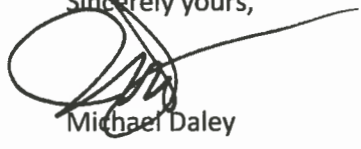
Save South Fidalgo
A Jett
PO Box 671
Anacortes, WA 98221

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Dear Skagit County Planning Commission,

As a resident of South Fidalgo, and a member of the Sunset West Water Association, a rural water systems provider, I am a strong supporter of the Save South Fidalgo proposal for a South Fidalgo specific Rural Residential Zone. I hope that you will vote in favor of this proposal, especially since the members of our water association and others are completely dependent on the clean water that comes from the aquifer here where we live. We believe further encouraging development in South Fidalgo will put such a strain on that aquifer, with the drilling of new wells, that our membership will see their already limited source of water decrease considerably. Not only that, but my understanding of the Rural Reserve Code is that it could expand industrial use that would affect our air quality, water quality, and increase noise pollution and traffic in our area. I want to remind you that the overwhelming noise from Growlers and other powerful engines circling above us on South Fidalgo is already formidable. Please do not add to the challenges that exist in supporting a rural lifestyle, and vote in favor of the proposed South Fidalgo specific Rural Residential Zone.

Sincerely yours,



Michael Daley

March 26, 2017

14172 Madrona Drive

Anacortes, WA 98221

360-421-5348

-----Original Message-----

From: Darby Darrow [<mailto:dldarrow@me.com>]

Sent: Friday, March 24, 2017 7:31 AM

To: PDS comments

Subject: P-12, New South Fidalgo Rural Residential Zone

I OPPOSE proposed changes to the plan on South Fidalgo Island to create a new zone restricting uses in the future. I also OPPOSE the planned change of the existing density limits. I feel that our current rules are appropriate for a "rural reserve zone." The current policy allows flexibility while providing due process for public review and objection.

Darby Darrow
3874 Sharpe Rd
Anacortes WA 98221
(858) 229-3376

dldarrow@me.com

From: Charles Davis
To: [PDS comments](#)
Subject: 2017 Docket of Proposed Policy, Code and Map Amendments - South Fidalgo Proposal
Date: Tuesday, April 04, 2017 11:21:21 AM

Please accept these comments to the Skagit County Planners on the South Fidalgo Proposal.

Charles J. Davis
Property Owner in South Fidalgo

Sent from [Mail](#) for Windows 10

April 3, 2017

Skagit County Planning Commissioners
1800 Continental Place, Mt. Vernon, WA 98273

Dear Skagit County Planning Commissioners,

As a landowner of 5 acres of forest land in Skagit County's South Fidalgo Island region I wish to add my support to the concept of creating a South Fidalgo Rural Reserve zone (also known as the P-12 South Fidalgo Proposal).

I've been informed of some possible commercial and industrial ventures that would currently be eligible for "approved use" in the South Fidalgo Rural Reserve Code and CaRD option, including asphalt/concrete batching operations, display gardens, fish hatcheries, golf courses, private aircraft landing fields and recreational racetracks. I can only imagine the potential complications and problems any of them might bring, including terrific traffic congestion and noisy disruption in the peaceful, rural area of South Fidalgo Island. The concept of more traffic than we already have on Highway 20 is particularly frightful.

Accordingly, I support re-designating our current "county wide" Rural Reserve zone to a more specific "South Fidalgo Island" Rural Reserve zone. There are numerous commercial uses allowed in the "county wide" Rural Reserve zone that clearly aren't appropriate for the rural-residential area of South Fidalgo Island and could cause a negative impact to the entire area. If we don't do this, the future will undoubtedly see special use permits requested for some type of activity. Special use permits create conflict for many people and agencies, including planners and commissioners. Forming a South Fidalgo Island-specific Rural Reserve zone would eliminate problems before they begin.

Charles J. Davis
Campbell Park Estates, Lot 13 (Deer Lane)
South Fidalgo Island

From: Suzanna
To: [PDS comments](#)
Subject: 2017 Docket of Proposed Policy, Code, and Map Amendments - South Fidalgo Proposal
Date: Wednesday, March 22, 2017 9:02:20 AM

Resending my letter with more complete subject line. Sent yesterday with subject: P-12 South Fidalgo 2017 Docket Amendment

Commissioners,

As a property owner living for 25 years on South Fidalgo, please count me in favor of eliminating the commercial and industrial uses that are listed in the P-12 South Fidalgo proposal (the initial 17 as well as 3 additional uses).

I request the renaming of our area to the South Fidalgo Rural Residential" Zone (SF-RR).

As you are aware, special use permit requests very often create conflict - between neighbors, between neighborhoods and the Planning Department and with the Planning Commissioners and County Commissioners. By being proactive we hope to reduce conflicts by clearly stating commercial and industrial uses not compatible with the rural character of our area.

Please count me as opposing CaRD's in our area as well as the density bonus allowed with CaRD's when developing land.

Drinking water is an issue on South Fidalgo. With a sole source aquifer we must be conservative, both individually and in planning. With the County's help in removing CaRD's and the density bonus, together we can help preserve our aquifer.

As you are aware, our sole source aquifer is a key issue. We have a fragile drinking water supply on South Fidalgo and every new use/new house potentially depletes the water supply. We have a Sole Source Aquifer (as our close neighbor Guemes does) but we do not have an EPA designation.

I request the County grant us an EPA Sole Source Aquifer designation.

Thank you for understanding the diversity within Skagit County and recognizing the needs of South Fidalgo.

Suzanna Dentel
4319 Ginnett Road

Anacortes, WA 98221
[360.299.0977](tel:360.299.0977)
Suzdentel@gmail.com

From: William Dietrich
To: [PDS comments](#)
Subject: 2017 docket of proposed policy code and map amendments: South Fidalgo Island
Date: Monday, April 03, 2017 3:46:08 PM

Dear Planning Commissioners,

I live on South Fidalgo Island, and I support the entire P-12 South Fidalgo proposal.

This proposal seems to align with the goals of the Growth Management Act, to concentrate population growth in existing cities (Anacortes) and to retain the character of rural areas as much as possible. By protecting the island's rural beauty, the proposal also serves to support the attractiveness and thus the economic vitality of Skagit County as a whole. I am greatly concerned that the current commercial and industrial approved uses in the Rural Reserve code (and the CaRD option) will negatively impact our quality of life and Fidalgo's rural character.

I am greatly concerned about the status of the area's aquifer. I urge the planning commissioners to recommend that the county submit an application for a USGS Hydrogeologic Study on South Fidalgo before any more CaRDs are created on South Fidalgo. I strongly urge that the County stop handing out CaRD permits until this study has determined whether or not the Island's rural water supply is a sole source aquifer.

Thank you very much,

William and Holly Dietrich
11660 Marine Drive, Anacortes, 98221

From: Jack Dixon
To: [PDS comments](#)
Subject: 2017 Docket of Proposed Policy, Code, and Map Amendments - South Fidalgo Proposal
Date: Wednesday, March 29, 2017 2:11:54 PM

I support the entire P-12 South Fidalgo proposal.

Jack Dixon
6562 Deer Lane
Anacortes, WA 98221

From: Pam Doddridge
To: [PDS comments](#)
Subject: P-13, New South Fidalgo Rural Residential Zone
Date: Tuesday, April 04, 2017 4:47:31 PM

Skagit County Commissioners,

I am writing in response to the proposed rezoning of the Rural Reserve on South Fidalgo to a new zone currently called "South Fidalgo Rural Residential (SFRR)".

I OPPOSE this change in the current zoning. I purchased my property and moved from California in part because I wanted to be able to use my land as it is currently zoned. I prefer to have fewer intrusions on the current and future use of my land. This is not what we moved here for. I want my kids and grandkids as well as friends to enjoy the land and be good caretakers of it and for the most part keep it in as natural a form as possible.

Several of the proposed banned land uses are things I currently use my land for. I am a pilot and have trained on Lake Campbell and am currently training for a helicopter rating and I plan on having a helicopter landing on my own property for my personal and my friends use. The new zone states they want to ban intense commercial uses and yet it includes as one of the examples "Private aircraft landing fields".

We also have small dirt bikes, gators, tractors that we use on the property, the way I read this is anything not licensed would be banned and thus these items could be banned.

Many of our neighbors have agricultural land designation for property tax purposes which requires a certain amount of income based on farm and agricultural sales, i.e. fruits, eggs, trees, etc. By definition this is "commercial use". Is the county going to raise our taxes if we cannot meet the sale requirement due to the new zoning?

It is disagreeable to me that the Commissioners would consider adding and/or changing zones based on the whims of a group of neighbors or special interest groups, who in their sole opinion want to ban certain commercial or private uses that THEY feel are "*not appropriate on South Fidalgo*". Fidalgo Island should be for ALL people, not just a small minority, that think they can dictate how one can or cannot use their property. We all pay property taxes, and enjoy the rights and responsibilities that come with land ownership. That said, should the rezone occur, it will greatly diminish the value and use of our properties as well as our sense of community and freedom. If the tables were turned, would the proponents of this rezone, want their neighbors telling them what they can and cannot do on their land?

Secondly, have the Commissioners considered that many of the land uses we currently enjoy in the Rural Residential zoning add to our quality of life and to that of our community? Many of these activities also bring jobs and revenue to Anacortes and Skagit County. It seems a bit contradictory that the very activities this group wants to discriminate against are the very activities that most people bought their land to enjoy.

I believe that there should be additional hearings schedules as we are out of town on vacation and as it is Spring Break in the Anacortes area there are probably others that are not able to attend. Additional hearings would allow for more property owners to attend the hearings and voice their opinions on this proposed change that affect us all.

We ask that you consider our strong opposition to this rezone and NOT adopt new zoning on

South Fidalgo.

Sincerely,

Pam Doddridge

13562 Islewood

Anacortes, WA 98221

From: Ellen Bynum
To: [PDS comments](#)
Cc: [FOSC Office](#)
Subject: Additional comment on proposed 2017 Comprehensive Plan amendments
Date: Thursday, April 06, 2017 1:31:05 PM

Please enter the following comment from Carol Ehlers, to which FoSC concurs:

The CaRD regulations need to be revised to include the shape of the parcel that is required to provide the 50 foot fire protection. Example: a long narrow parcel may be permitted under a CaRD, but may not provide the 50 ft. fire protection. We assume such a lot would NOT be eligible for a CaRD if it did not satisfy the fire requirements.

Thanks very much,
Ellen

Ellen Bynum, Executive Director
Friends of Skagit County
110 N. First St. #C
P.O. Box 2632 (mailing)
Mount Vernon, WA 98273-2632
360-419-0988

friends@fidalgo.net

www.friendsofskogitcounty.org

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APR 06 2017

SKAGIT COUNTY
PDS

3998 Wind Crest Ln,

Anacortes, WA 98221

April 6, 2017

To: SC Planning Department

Re: South Fidalgo Docketing Proposal

In addition to my comments at the hearing Tuesday I have a number of documents, all from government sources, that need to be used for justice for all.

A) From Growth Hearings Board action 00-2-00466,
"suitability for ... development.

There is information already available which the Planning Department does not use.

B) Basic maps from the draft SFE Plan:

1) Location map showing the Swinomish Channel clearly separating an island from the river basin. It is a sole source aquifer.

2) Development constraints - geology, hydric soils, lakes and ponds on the land plan.

3) Water service, i.e. areas that may have fire hydrants. DNR assistance for wildfires depends on ponds for water sources for their helicopters.

4) Topographic map showing cliffs + section lines.

C) Other maps given PC 4/4/17:

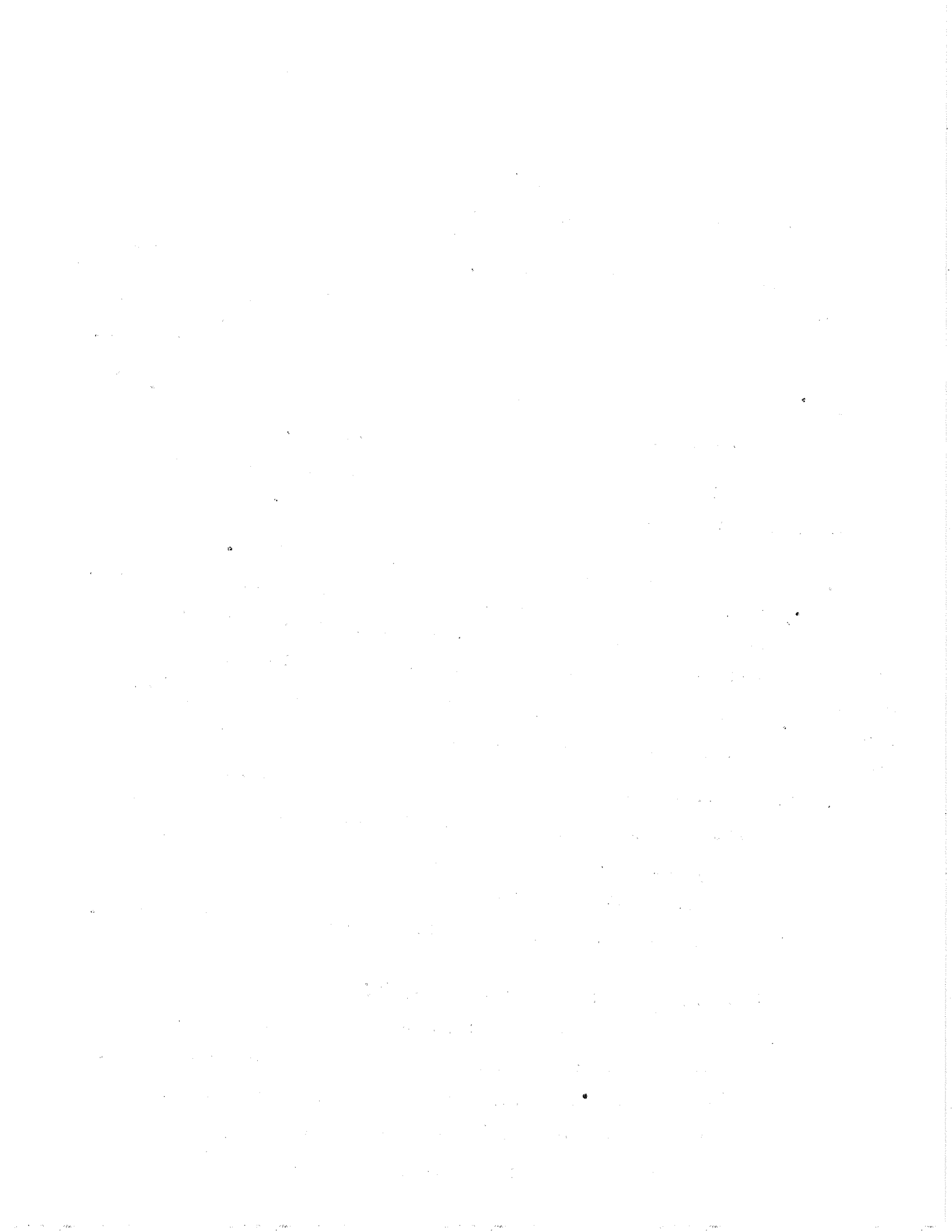
1) 2012 Anacortes Visitors and Newcomers

Guide showing parks, roads and rural land.

Together, this illustrates why Fidalgo Island (and Anacortes) is one of the 4 major

tourist goals in Skagit County.

Please
note
both
sides



- b) 2) Anacortes City zoning map. Under GMA, all post GMA industrial & commercial uses belongs in cities - with sewer, water lines, roads for heavy trucks, professional fire equipment for hazards and a local police department.

Perhaps those areas on Thompson Road & Summit Park belong in the UGA.

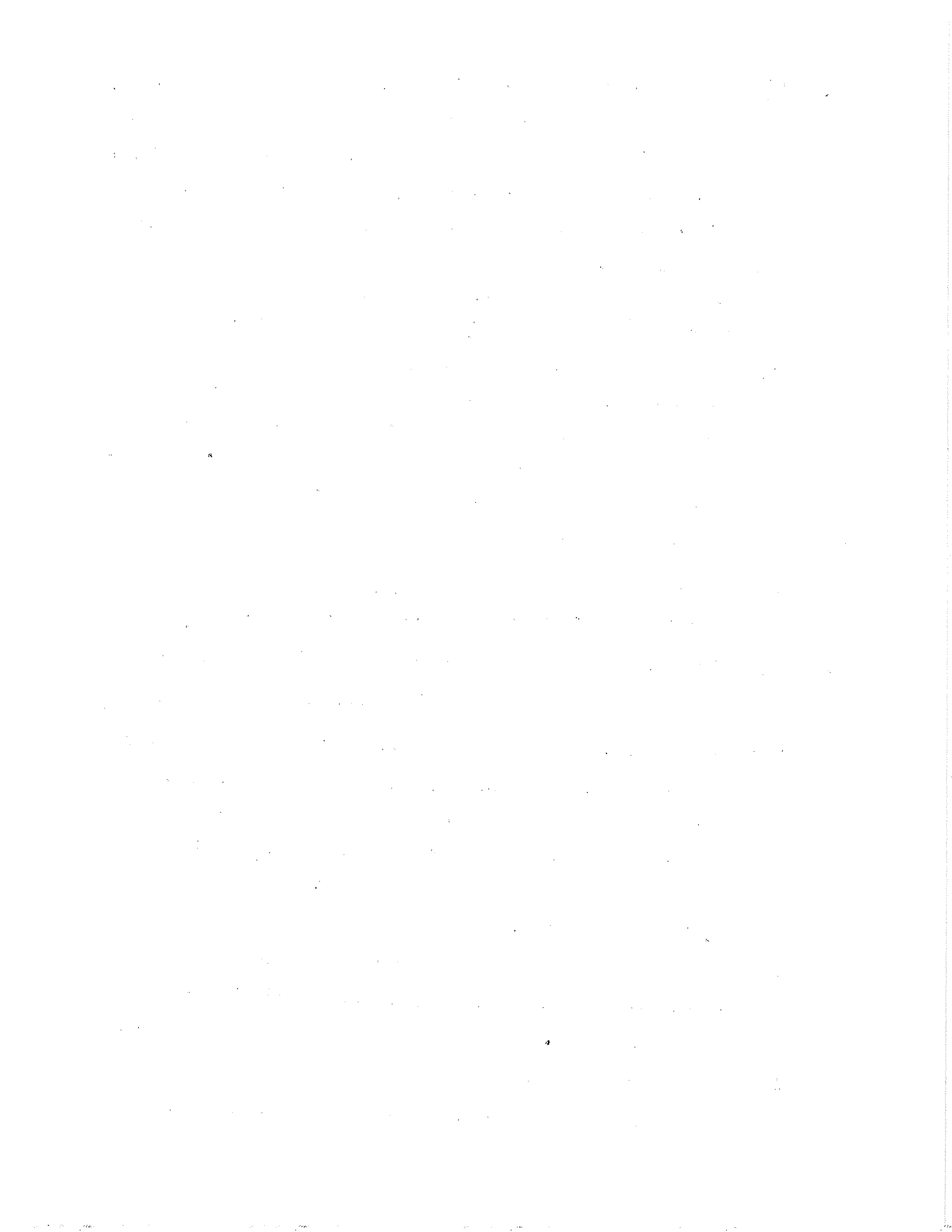
- 3) 1992 Rain map from SC Solid Waste Management Plan. 20-25 inches of rain a year should make it clear that the sole source of water where there are no water lines is not a generous amount in the west.

Two maps given PC were not allowed to be shown to the public. Natural Hazard Mitigation Plan

- c) 4) Fire map 5 - risk assessment & causes
5) Fire map 6 - acreage burned & risk by area.

Before these maps were published in 2003, Skagit believed there was no major fire hazard risk and therefore did not write code to deal with it. The Conservation District was responsible for fire wise protection after buildings were located in ways that are ok in deciduous forests or cities, but not where there are conifers and aerial fireworks. A minimum of 30', better 50' should separate buildings from junipers and firs.

We wrote the LUB code ignoring fire.



D) These are the codes:

- 1) "Setback worksheet" - no reference to fire protection,
- 2) "What is a CARB" - no reference to fire protection nor is the parcel to be so shaped as to allow a 'fire free ignition zone', or level land so fire department can safely move around a building.

Before CARBs are approved for any more forested areas, fire protection must be re-written.

The Natural Hazard Mitigation Plan requires

- 1) recognize local hazards;
- 2) mitigate in code & practice the negative

aspects. If the second is not clearly done, there may be no federal monies after the disaster

The Planning Department must be given time to consider, analyze and suggest practical ways to respond to the dozens of us who have responded to this legal notice.

Sincerely,

Paul Ehlers

Carol Ehlers

20 pages total

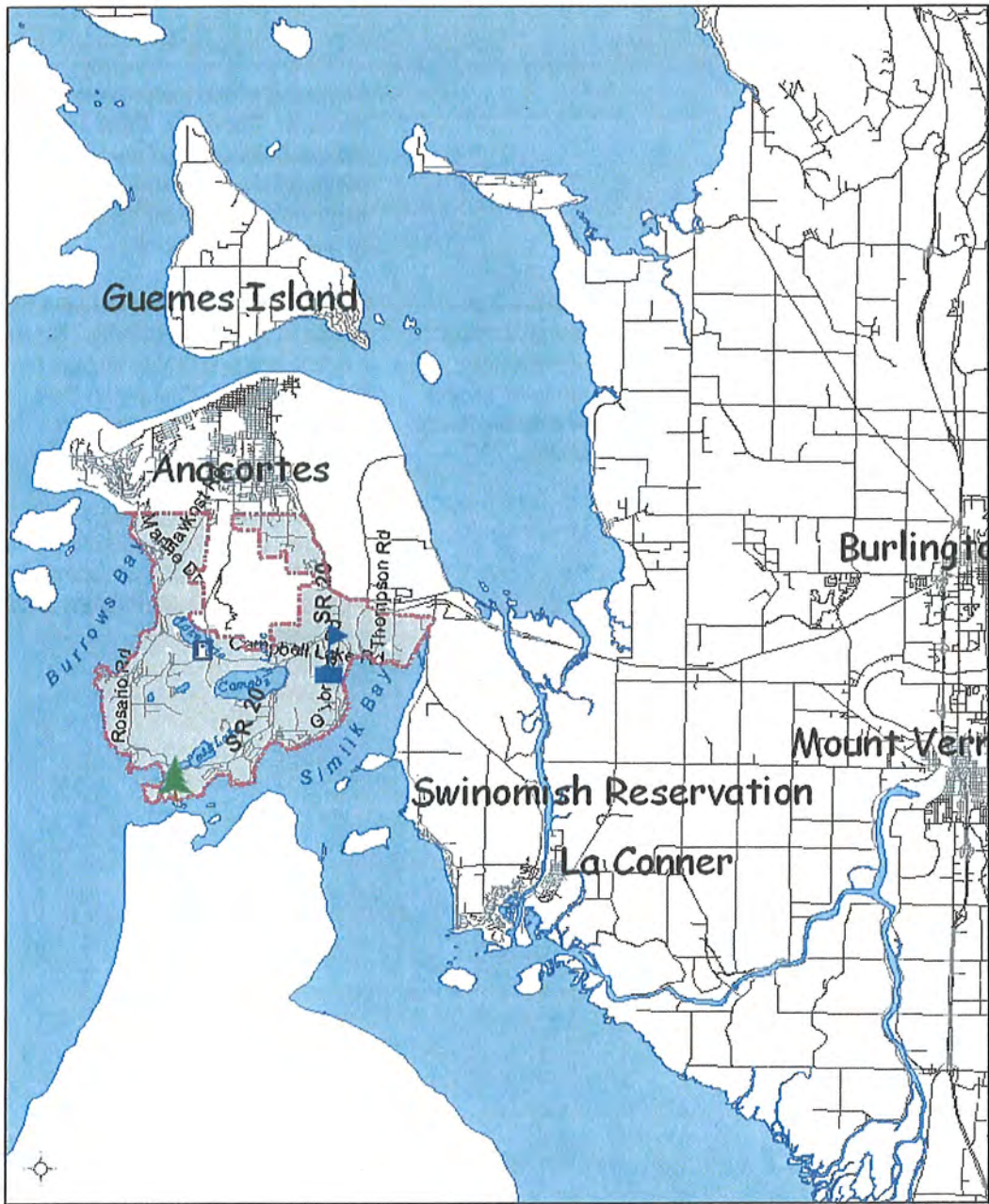
1 As a preliminary matter, Gerald Steel notes that the January 18, 2007 hearing in this
 2 case may not be considered a compliance hearing. Instead, it is a hearing on Gerald Steel's
 3 July 11, 2006 Motion for Reconsideration. It may not be considered a compliance hearing
 4 because, petitioner participation in this hearing was limited to Gerald Steel, excluding
 5 Petitioners Anacortes and Evergreen Islands. October 25, 2006 Interlocutory Order at 14-15.
 6 If it were a compliance hearing, then Petitioners Anacortes and Evergreen Islands would have
 7 been allowed to participate pursuant to WAC 242-02-891 ("The parties to the original case
 8 may participate in the compliance hearing.")

10 The history of this case demonstrates that the Western Growth Board found the
 11 Skagit County Comprehensive Plan did not comply with the GMA regarding comprehensive
 12 planning for Fidalgo Island. See December 22, 2006 Opening Brief. The Western Growth
 13 Board found noncompliance because the Comprehensive Plan allowed density increases on
 14 Fidalgo Island without "careful sub-area assessment to determine the Island's suitability for
 15 more intense development." February 6, 2001 Final Decision and Order ("FDO") at 34 of
 16 37 (pagination according to web version of order). The Board was concerned about
 17 "preserving rural character [and] protecting the environment." Id.

19 The FDO ruled that "The Fidalgo Sub-Area Plan must be completed and found to be
 20 compliant before . . . any other increase in density [is] allowed to occur on the Island." FDO,
 21 Item 3 at 31 of 37. The Board found non-compliance because the "rural character" and the
 22 "environment" could not be protected on Fidalgo Island without a "careful sub-area
 23 assessment" either incorporated into the Comprehensive Plan or a Sub-Area Plan prior to the
 24 County considering any increase in density on Fidalgo Island.

28 re: § HB 00-2-0046a

LOCATION OF THE FIDALGO ISLAND SUBAREA



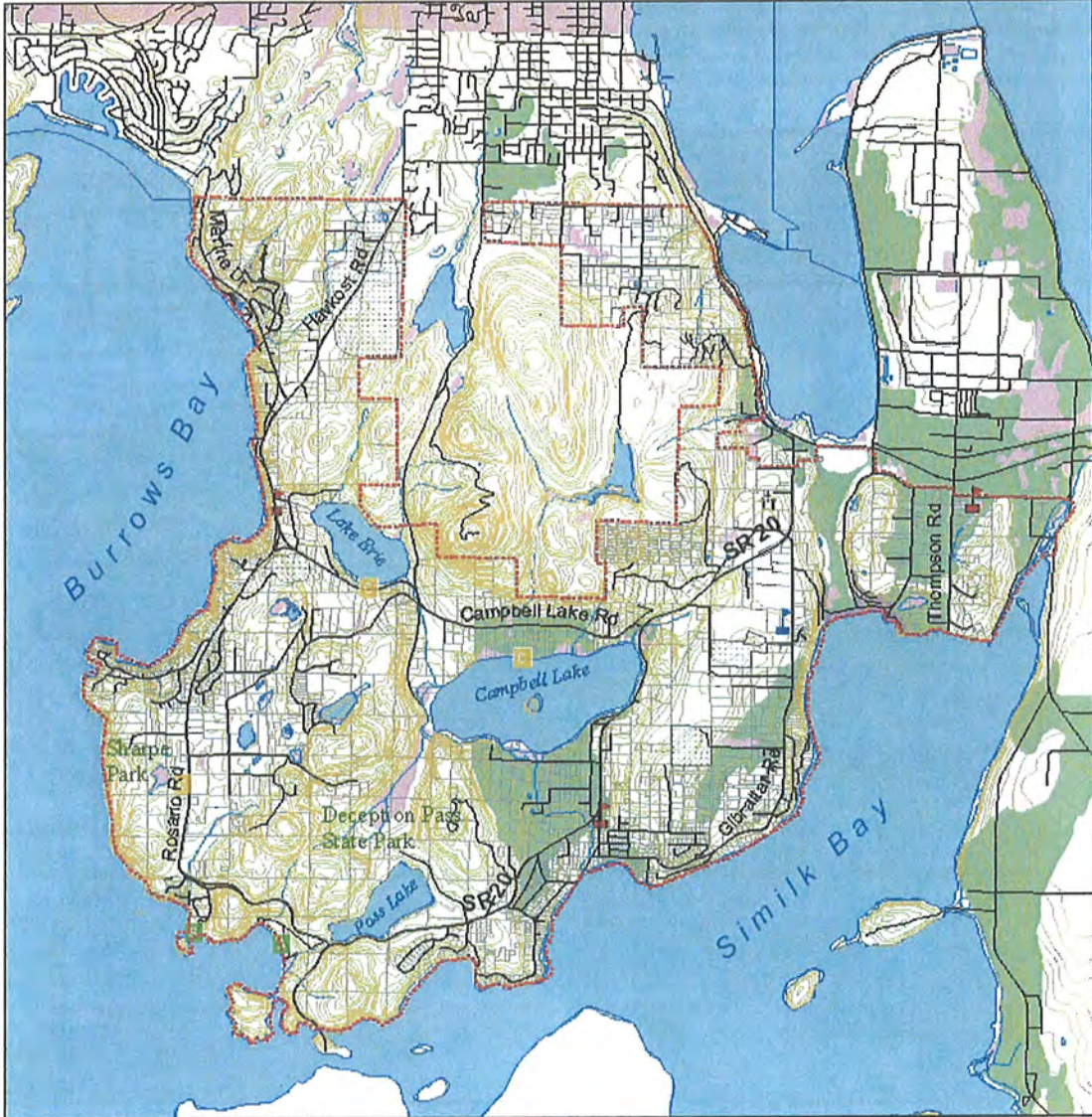
services

additional capital improvements or public services. Generally, these are in keeping with the rural character of the Subarea. The proposed drainage study and future wastewater treatment investigations may reveal additional needs.

Consider previous land use studies and reports in determining whether additional rural density is appropriate to minimize large-lot sprawl and to create more logical boundaries incorporating the existing Rural Intermediate zoning designations

Previous studies of the Subarea were not very useful in responding to this. Since the County is proposing to change the Comprehensive Plan policy to designate all Rural Intermediate zoned areas, the result for the current Subarea would be that all RI areas would be a single LAMIRD, incorporating the previously-designated Similk Beach. If the CAC recommendation to rezone the Rural Reserve areas to RI were adopted, then virtually all of South Fidalgo would become a LAMIRD.

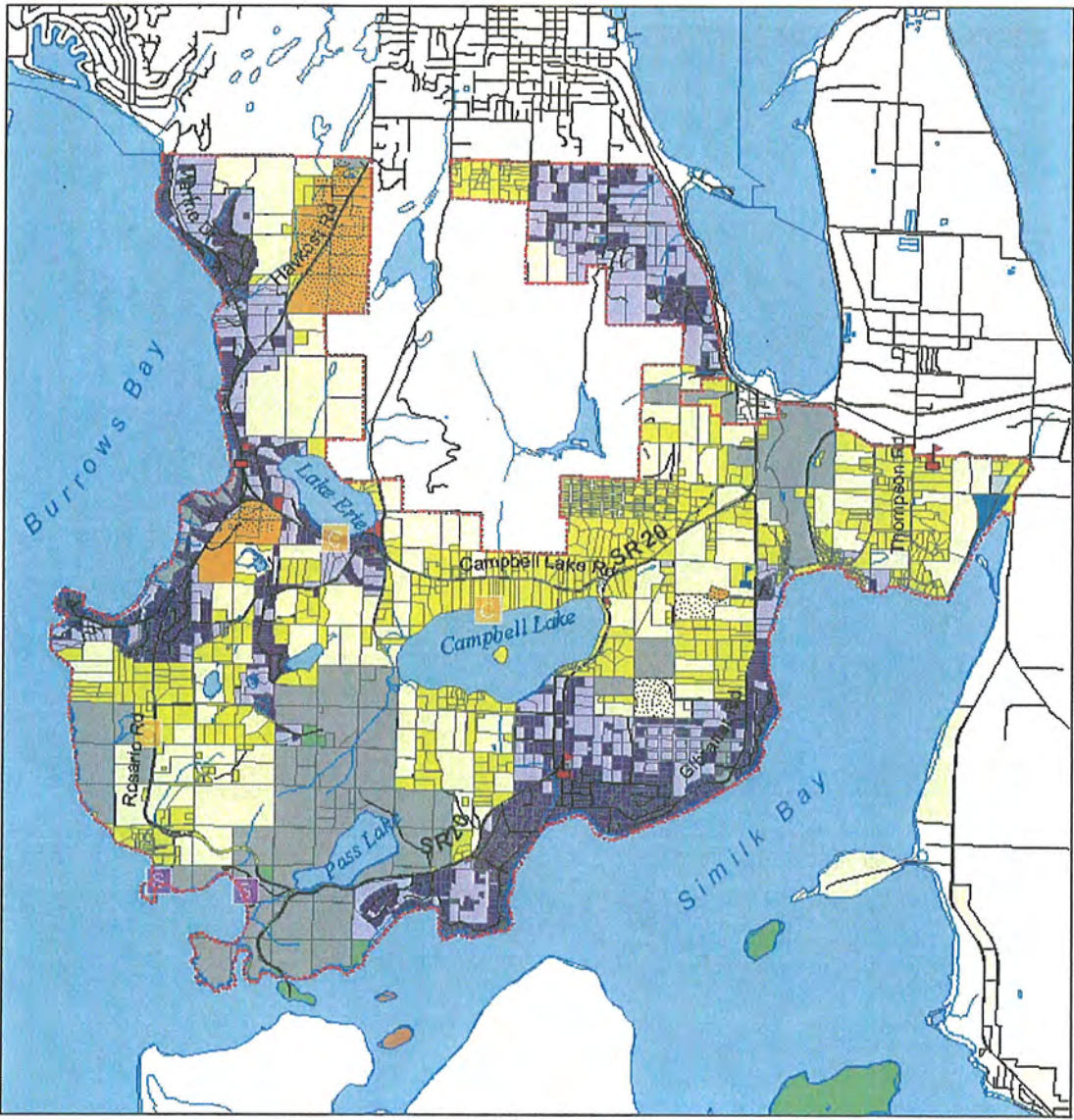
DEVELOPMENT CONSTRAINTS



- Wetlands
- Steep Slopes
- Riparian Areas
- Other Constraints



PARCELS SMALLER THAN CURRENT ZONING

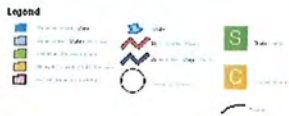
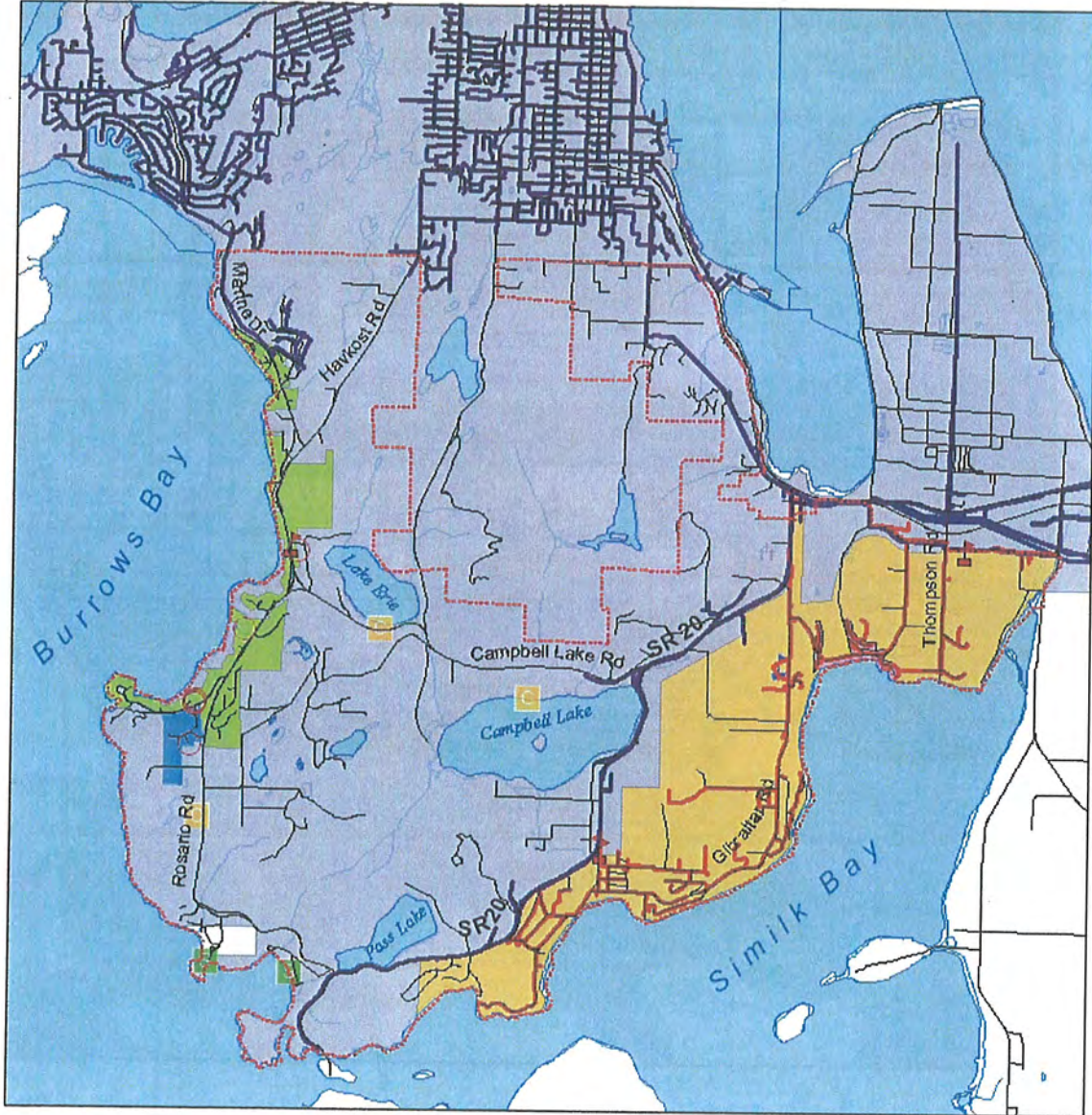


Legend

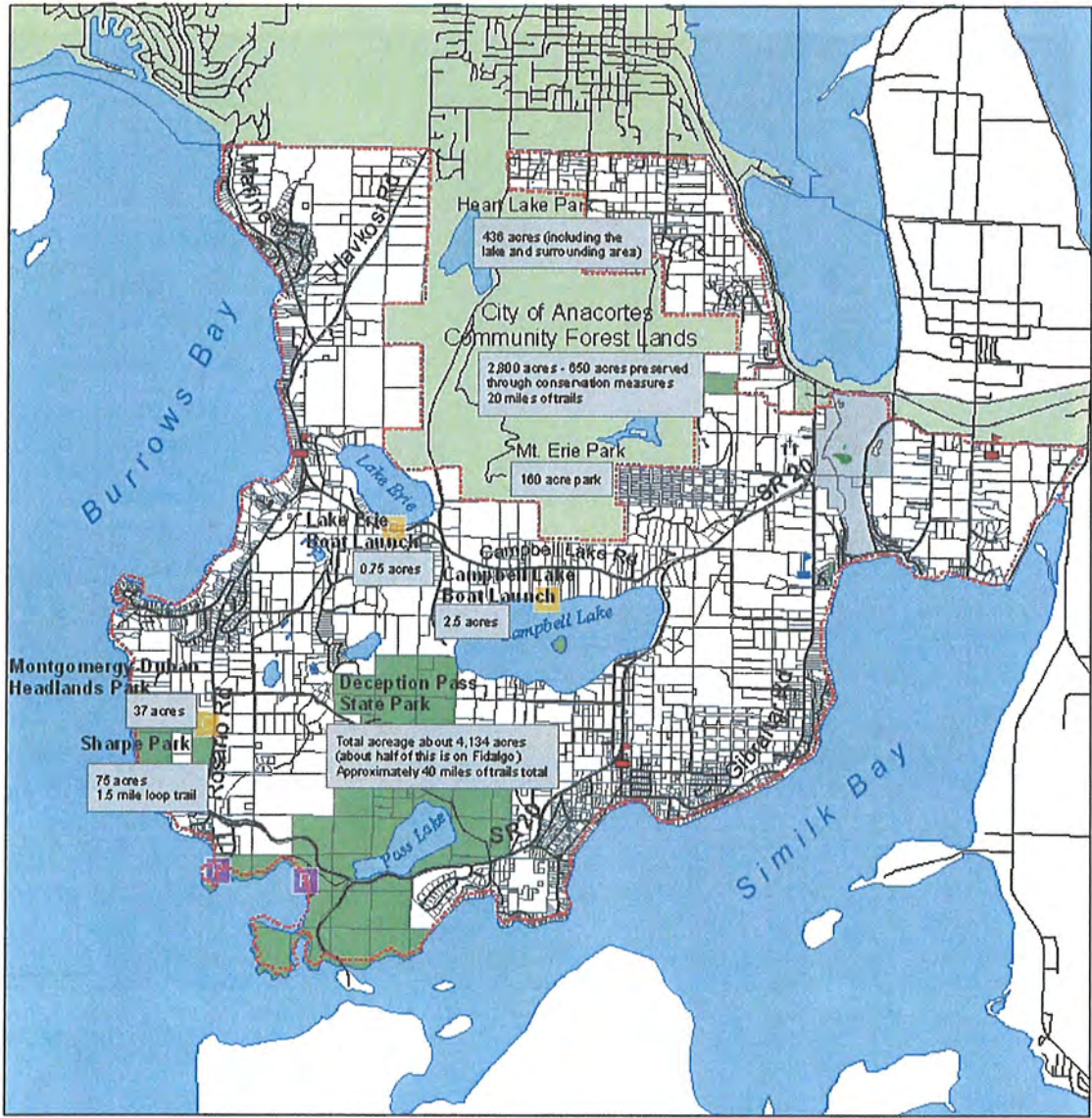
Burrows Bay	Parkland	Single-Family Residential
Burrows Bay	Medium-Density Residential	Single-Family Residential
Burrows Bay	Medium-Density Residential	Single-Family Residential
Burrows Bay	Medium-Density Residential	Single-Family Residential
Burrows Bay	Medium-Density Residential	Single-Family Residential
Burrows Bay	Medium-Density Residential	Single-Family Residential
Burrows Bay	Medium-Density Residential	Single-Family Residential
Burrows Bay	Medium-Density Residential	Single-Family Residential
Burrows Bay	Medium-Density Residential	Single-Family Residential
Burrows Bay	Medium-Density Residential	Single-Family Residential



WATER SERVICE



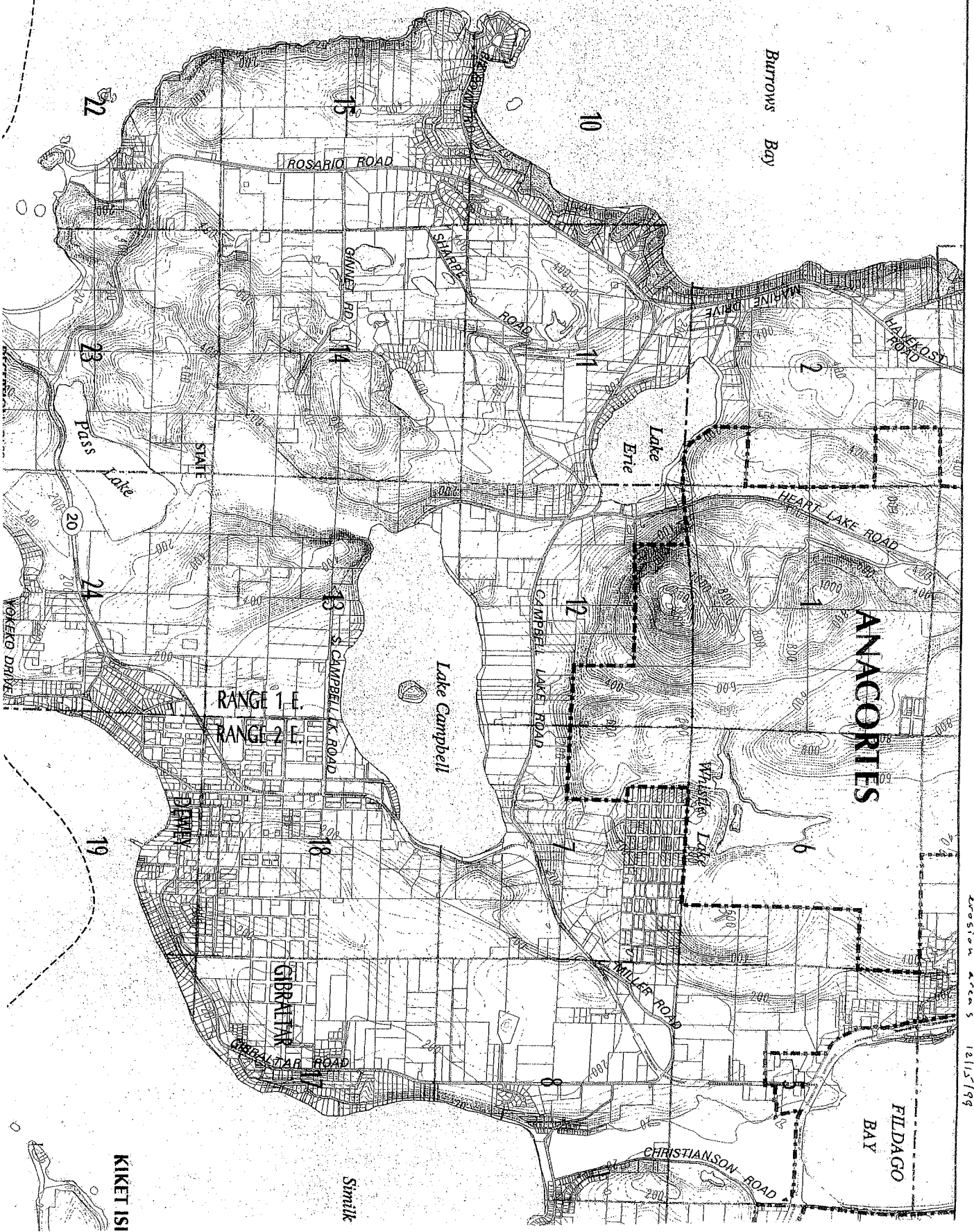
FIDALGO AREA PARKS



- Legend**
- P State Parks
 - C County Parks
 - ↑ Cemetery
 - ▲ Fire Station
 - 🎵 Brewery/Club
 - Road
 - City of Anacortes Cleared Parcel
 - Park Parcel
 - Water



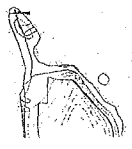
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SKAGIT COUNTY
PDS

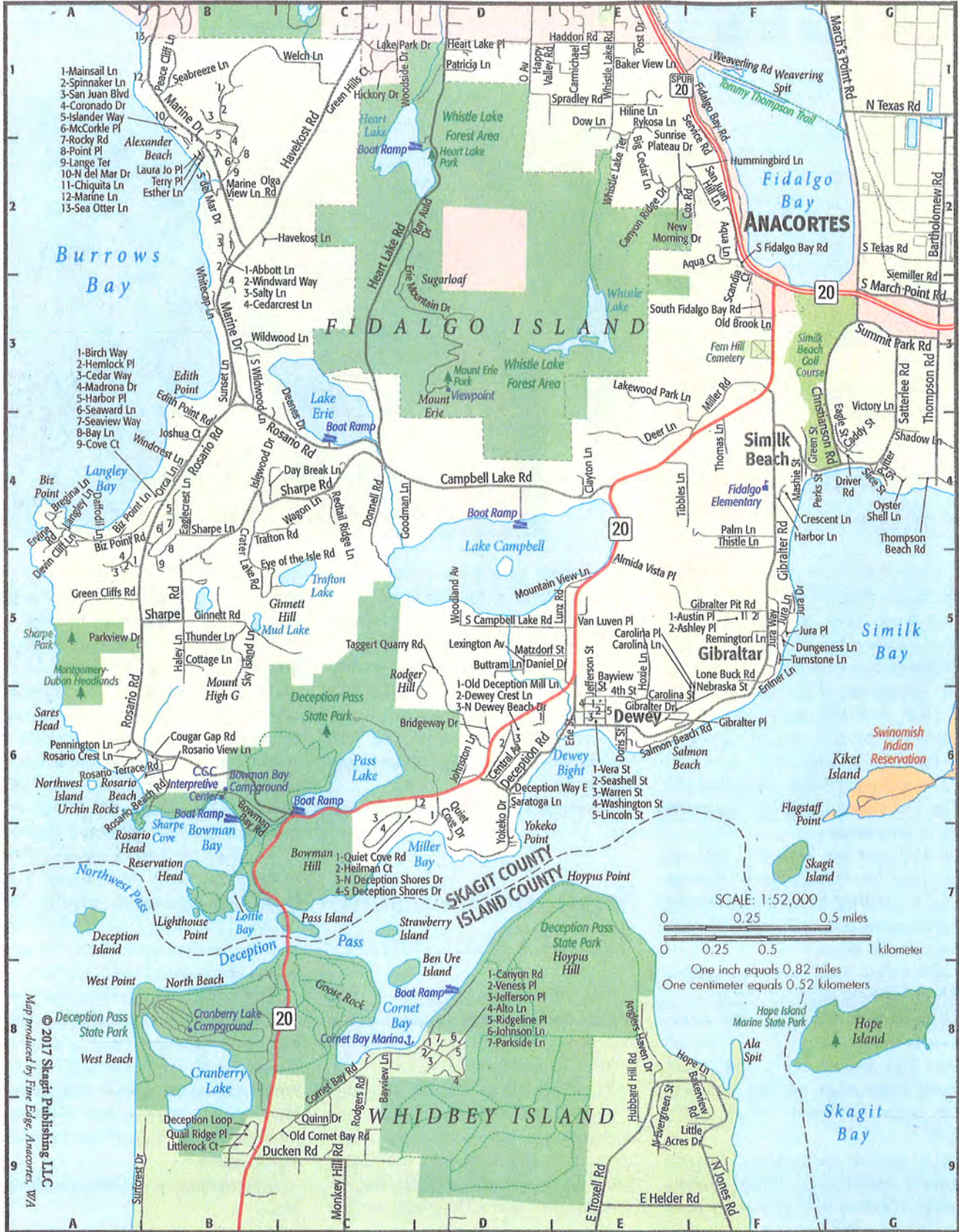


Skagit County: Potlatch
Division Area 5 12/15/98

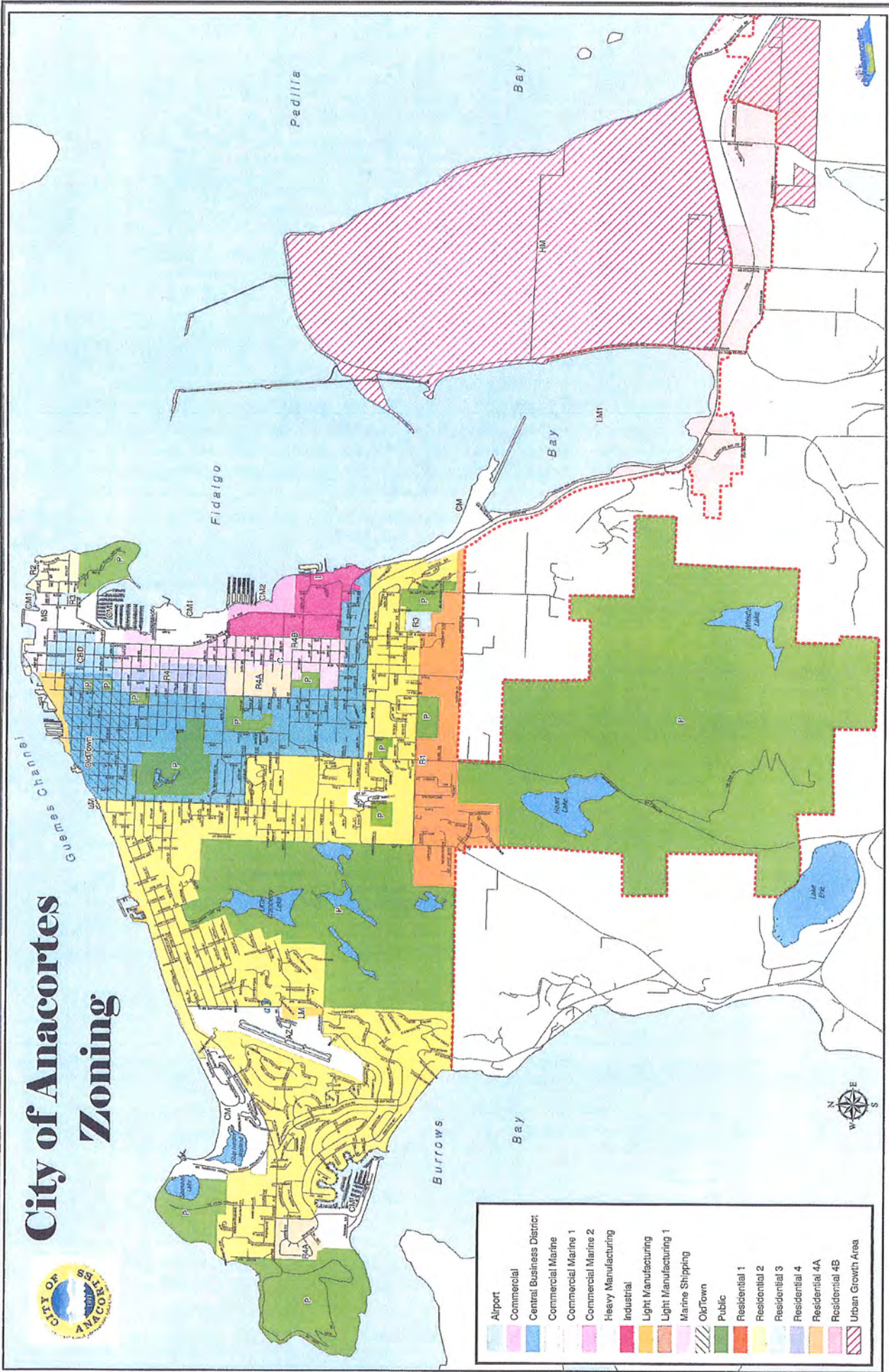
KIKET ISI

Similk



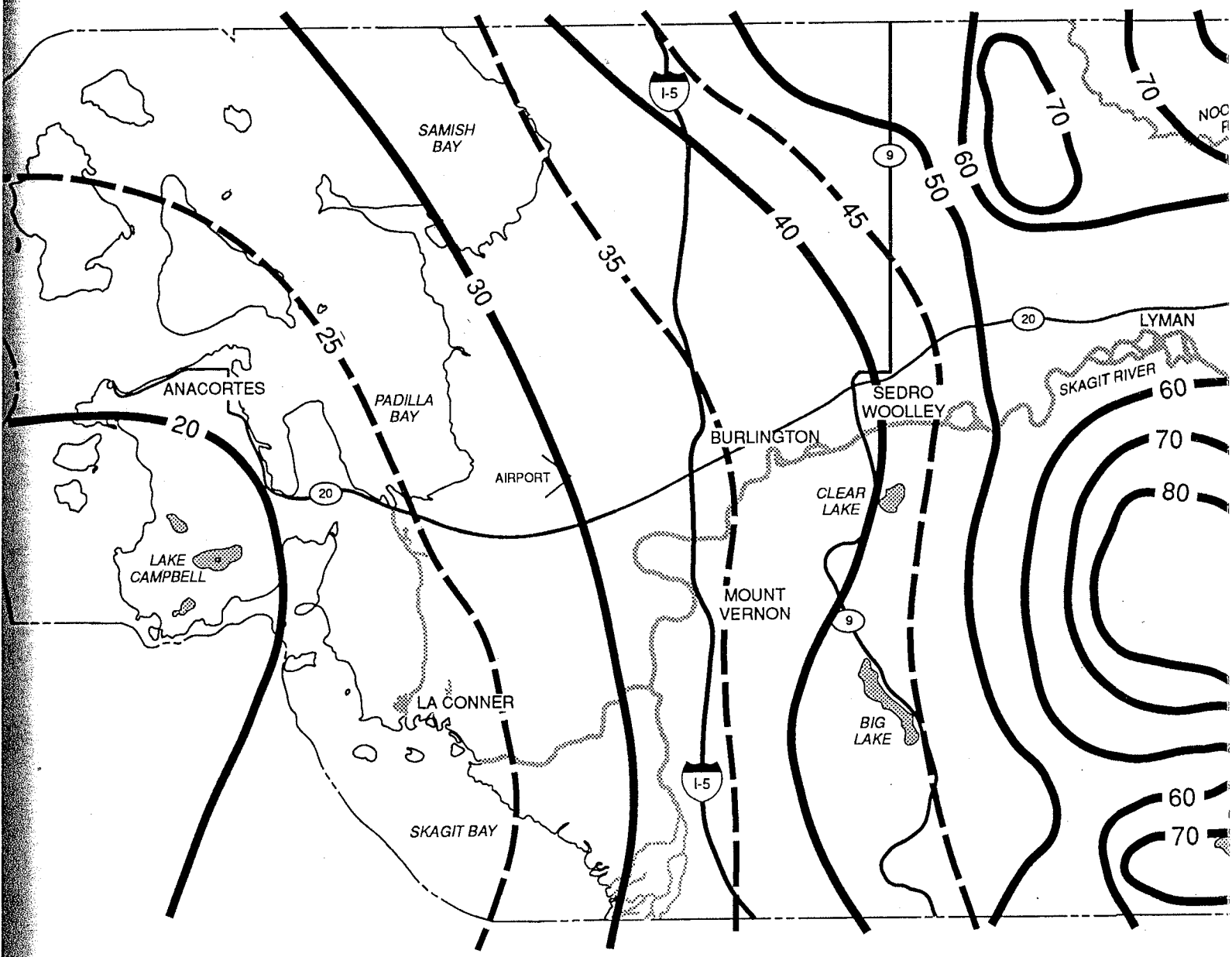


City of Anacortes Zoning



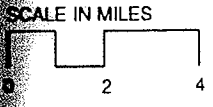
[Light Blue]	Airport
[Pink]	Commercial
[Light Blue]	Central Business District
[Blue]	Commercial Marine
[Light Blue]	Commercial Marine 1
[Light Blue]	Commercial Marine 2
[Pink]	Heavy Manufacturing
[Red]	Industrial
[Light Blue]	Light Manufacturing
[Light Blue]	Light Manufacturing 1
[Light Blue]	Marine Shipping
[Hatched]	OldTown
[Green]	Public
[Light Blue]	Residential 1
[Light Blue]	Residential 2
[Light Blue]	Residential 3
[Light Blue]	Residential 4
[Light Blue]	Residential 4A
[Light Blue]	Residential 4B
[Hatched]	Urban Growth Area





Source: Pacific Northwest River Basins Commission Comprehensive Framework Study of Water and Related Lands - Water Resources Appendix V Volume 2 1970

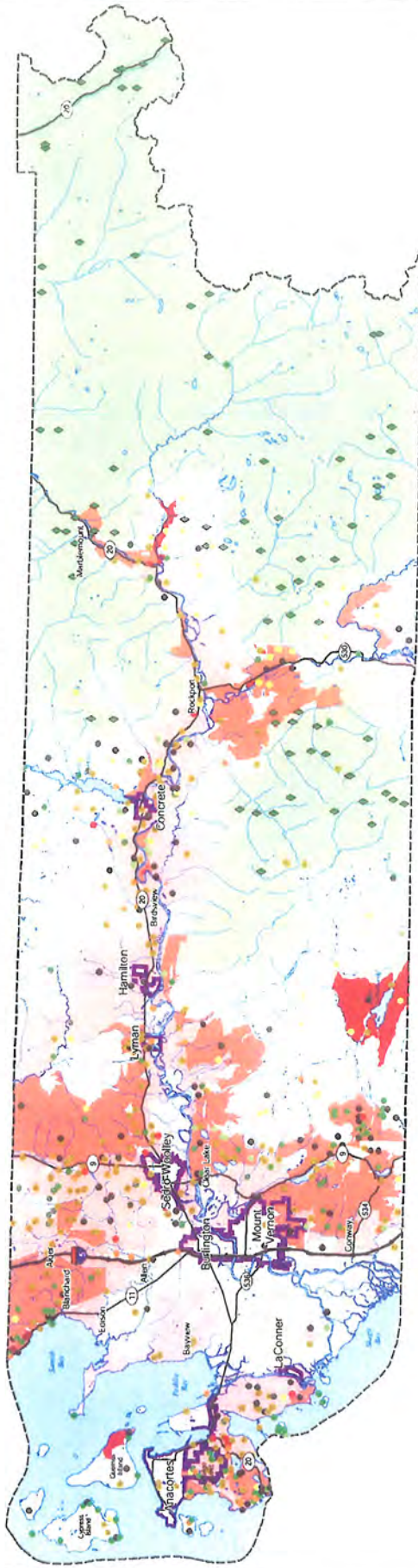
Source: SE Comprehensive Solid Waste Management Plan update and R&IS November 1992



Mean Annual Precipitation *

FIRE - 5

Skagit County Wildland-Urban Interface Fire Risk Assessment Based On NFPA 299 Risk Assessment & Fire Causes



- ### LEGEND
- | | | |
|---|------------------------|----------------|
| Interstate | Federal Lands | Lightning |
| State Route | Fires on Federal Lands | Incidental |
| County Boundary | Current Risk | Recreation |
| Incorporated Area | Extreme fire hazard | Smokers |
| Major Water Body
- River, Creek, or Stream | High fire hazard | Debris Burning |
| | Moderate fire hazard | Logging |
| | Low fire hazard | Children |
| | Areas not assessed | Railroads |
| | | Miscellaneous |

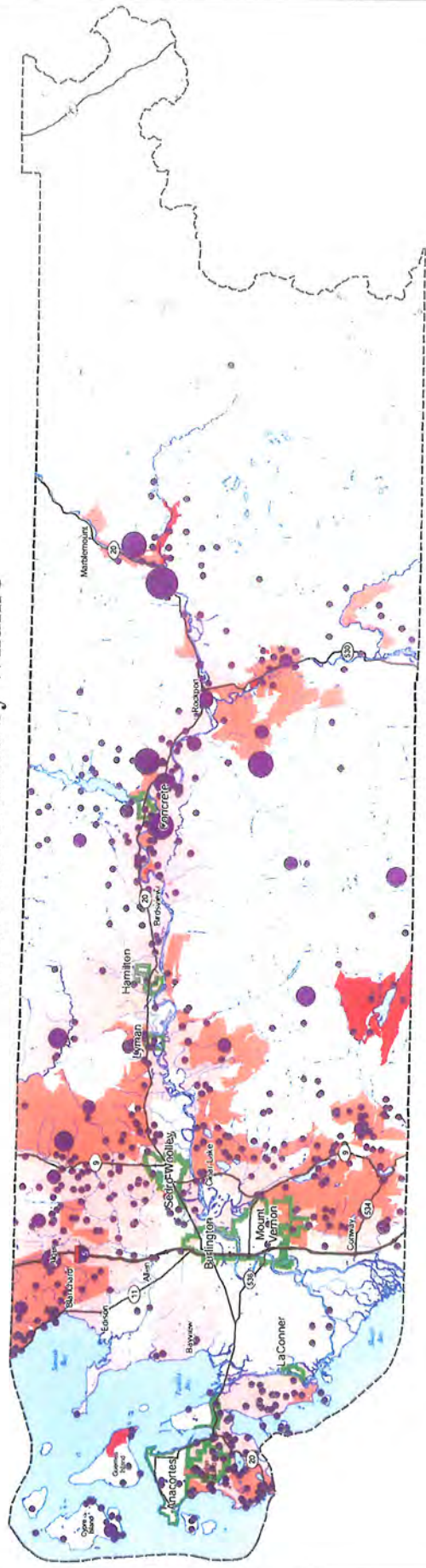
Data Source Information:
 County Boundary, Incorporated Areas, Hydrology and Road centerlines are maintained by Skagit County GIS. Wildfire data provided by Washington State Department of Natural Resources (WADNR) and was created using Risk Assessment & Mitigation Strategies (R.A.M.S.) software. Wildfire risk assessment is based on National Fire Protection Association (NFPA) 299 Risk Assessment. Wildfire locations and causes dated 1970-2001.



This map was created from available public records and existing map sources, not from field surveys. Map features from all sources have been adjusted to achieve a "best fit" registration to the Ownership Parcels Map. While great care was taken in this process, maps from different sources rarely agree as to the precise location of geographic features. The relative positioning of map features to one another results from combining different map sources without field "ground truthing."

FIRE - 6

Skagit County Wildland-Urban Interface Fire Risk Assessment Based On NFPA 299 Risk Assessment Total Acres Burned by Wildfire



LEGEND

- Interstate
 - State Route
 - County Boundary
 - Incorporated Area
 - Major Water Body
River, Creek, or Stream
-
- Extreme fire hazard
 - High fire hazard
 - Moderate fire hazard
 - Low fire hazard
 - Areas not assessed
-
- Total Acres Burned
0.0 - 10.0
 - 10.1 - 40.0
 - 40.1 - 130.0
 - 130.1 - 260.0
 - 260.1 - 1162.0

This map was created from available public records and existing map sources, not from field surveys. Map features from all sources have been adjusted to achieve a "best fit" registration to the Ownership Parcels Map. While great care was taken in this process, maps from different sources rarely agree as to the precise location of geographic features. The relative positioning of map features to one another results from combining different map sources without field "ground truthing."

Data Source Information:

County Boundary, Incorporated Areas, Hydrology and Road centerlines are maintained by Skagit County GIS. Wildfire data provided by Washington State Department of Natural Resources (WADNR) and was created using Risk Assessment & Mitigation Strategies (R.A.M.S.) software. Wildfire risk assessment is based on National Fire Protection Association (NFPA) 299 Risk Assessment. Wildfire information dated 1970-2001.



Map Created: 6-4-2003
Map Updated: 8-4-2003

Washington State





Setbacks Worksheet

Planning & Development Services · 1800 Continental Place · Mount Vernon WA 98273
voice 360-416-1320 · inspections 360-416-1330 · www.skagitcounty.net/planning

About this worksheet

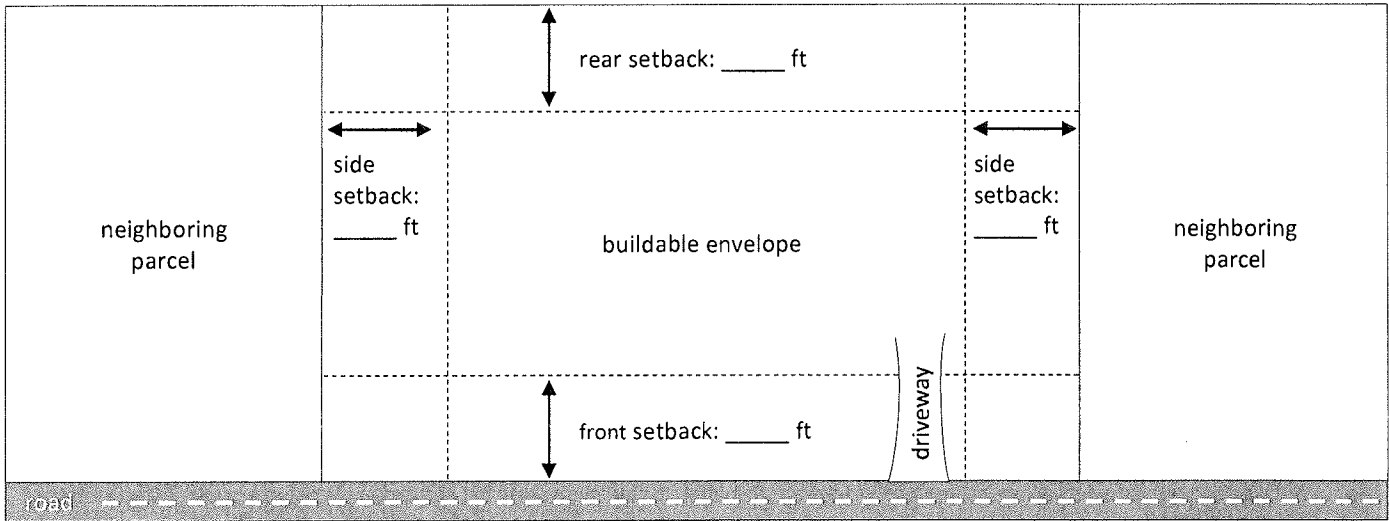
Department staff will use this worksheet to fill in setbacks for your zone. **In addition to the setbacks on this worksheet**, there may be other required setbacks from critical areas, for wellhead protection areas, from septic systems, from other overlay zones that apply to your site.

What are setbacks?

Setbacks are required distances from property lines that ensure that streets and yards are provided more open space, buildings are appropriately separated from neighbors, and uses receive adequate light and air.

Standard Zoning Setbacks

- These setbacks are for the _____ zone. If setbacks are shown on the plat map, those setbacks control.
- If property is located on Guemes Island, side setbacks are controlled by the Guemes Island Overlay. See reverse.



NRL Setbacks

SCC 14.16.810(7)

Skagit County highly values natural resource lands and restricts nearby development to protect natural resource industries. If your property is outside of and adjacent to resource lands, you may face additional restrictions.

- A parcel that is outside of and immediately adjacent to **Rural Resource-NRL, Secondary Forest NRL, or Mineral Resource Overlay** must either:
 - Observe a minimum building setback of 200 feet from the adjoining natural resource lands; or
 - Record a NRL waiver form with the auditor.
- A parcel that is outside of and immediately adjacent to **Agriculture-NRL** must either:
 - Observe a minimum building setback of 200 feet from the adjoining natural resource lands; or
 - Record a NRL waiver form with the Auditor AND obtain the adjacent landowner's approval; or
 - Record a NRL waiver form with the Auditor AND obtain Department approval if the property meets setback variance criteria.
- A parcel that is outside of **and** immediately adjacent to **Industrial Forest-NRL** must either:
 - Observe a minimum building setback of 200 feet from the adjoining natural resource lands; or
 - Record a NRL waiver form with the Auditor AND obtain the adjacent landowner's approval; or
 - Record a NRL waiver form with the Auditor AND obtain a Hearing Examiner variance to reduce the setback.

NRL Acknowledgement

SCC 14.16.870

Although not technically a setback, if you are developing in or within 500 feet of any natural resource lands zone, the application must include the signed "Notice of Development In or Adjacent to Natural Resource Lands" form, consistent with RCW 36.70A.060(1)(b). Applications submitted on or after July 5, 2016, no longer require a title notice recorded with the Auditor.

Variance

SCC Chapter 14.10

Except for compliance with the NRL setbacks described below, if you cannot make reasonable use of your property within the setbacks, you can apply for an administrative variance. To be approved, a variance application must comply with all the criteria in SCC 14.10.040.

Setback Easement

SCC 14.16.810(5)

Another option for reducing side and rear setbacks is to request an easement from your neighbor. SCC 14.16.810(5). Forms for these applications are available from the Department.

Definitions

SCC 14.04.020

Setback: a line generally parallel with and measured from the lot line, existing or planned street or road right-of-way, easement or driven surface (whichever is most restrictive) defining the limits of an area in which no above-ground buildings, structures or junk may be located.

Setback, front: a setback extending across the full width of the lot, at the required depth, which shall be measured at right angles from the front lot line to a line parallel thereto on the lot. Lots having more than 1 front lot line, as on corner and through lots, shall meet the required front setback for the front lot line that contains the dedicated access; all other front lot lines shall have a setback of 20 feet.

Setback, rear: a setback extending across the full width of the lot, at the required depth, which shall be measured at right angles from the rear lot line to a line parallel thereto on the lot.

Setback, side: a setback extending along the full length of any side property line, at the required depth, which shall be measured at right angles from the lot lines to a line parallel thereto on the lot.

Setbacks do not apply to fences 6 feet or less in height, fences eight feet or less in height in the commercial-industrial or aviation-related zones, retaining walls 4 feet or less in height, landscaping, freestanding signs, or paved areas. SCC 14.16.810(1)(b).

Lot line, front: the boundary of a parcel adjacent to any street right-of-way, or when a parcel is not contiguous to a street, including panhandle lots, the boundary containing the dedicated access. Lots may have more than 1 front lot line.

Lot line, rear: the boundary of a parcel opposite the front lot line. In the case of a triangular lot, it means a line 20 feet in length within the lot parallel to and at the maximum distance from the front lot line. For lots having more than 1 front lot line, the lot line opposite the boundary including the dedicated access shall be considered the rear lot line.

Lot line, side: any boundary of a parcel which is neither a front nor rear lot line.

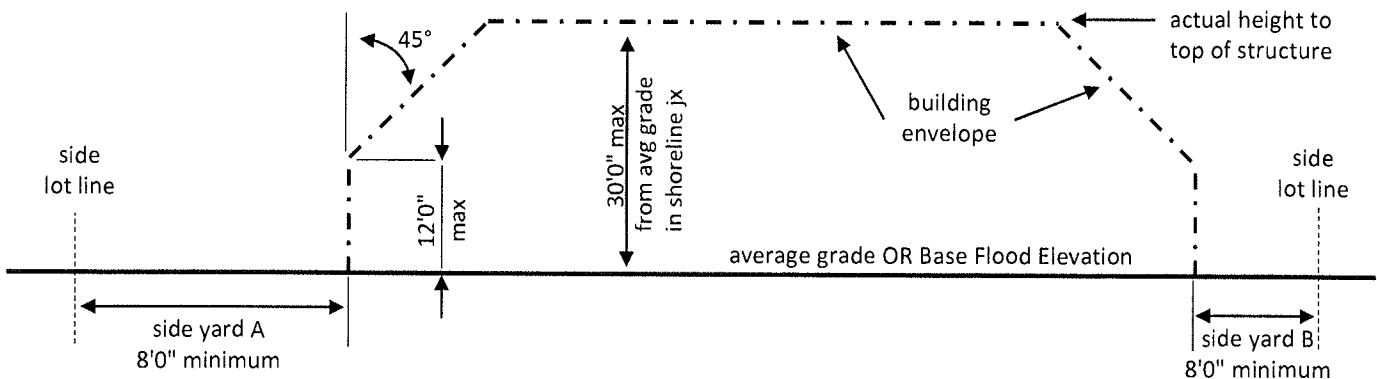
Side Setbacks/Height Limit on Guemes Island

On Guemes Island, the side setbacks in the underlying zone are overridden by the special setback/height limit in the Guemes Island Overlay, SCC 14.16.360.

Each side setback must be at least eight feet. The total of both side setbacks must be at least 30 feet, or 30 percent of the lot width at its widest point, whichever is less.

To calculate:

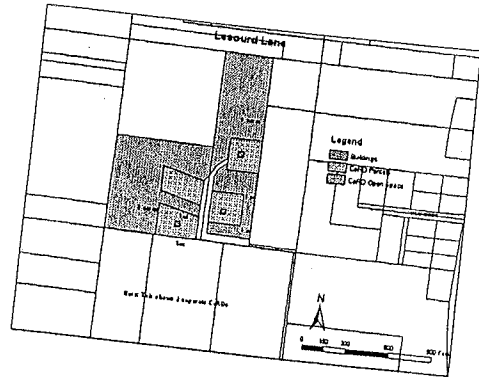
1. Width of your lot between the side lot lines, at its widest point: _____ ft
2. Multiply Line 1 by 30% (0.3): _____ ft
3. Enter Line 2 or 30 feet, whichever is smaller: _____ ft
4. Enter the sum of your two proposed side yard setbacks: _____ ft
5. If Line 4 is equal to or more than Line 3, setbacks are compliant.



What is a CaRD?

A CaRD is a Conservation and Reserve Development. It allows clustering of single-family lots that are much smaller than allowed in the rural zones, leaving the balance of the original parcel in open space for ecological functions or to preserve rural character. The open space designation may not be permanent and could be developed at a later date depending on the category of open space.

The following language is a summary of how CaRDs are described in the current Skagit County Unified Development Code. The Fidalgo Island Subarea Planning Committee will be considering recommendations for changes to the Code to tailor the CaRD provisions to Fidalgo.

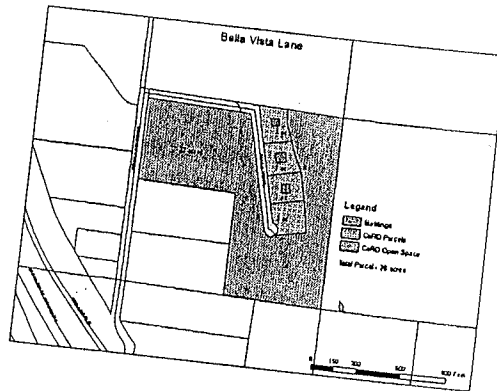


Purpose

- To buffer and protect natural resource lands;
- To reserve lands that may be appropriate for future urban growth areas;
- To help retain the rural landscape, character, and lifestyle;
- To protect critical areas by transferring development potential from the critical area portion of a site to a non-critical area of a site;
- To create development patterns that provide for greater efficiency and flexibility for current and future land use, and housing diversity;
- To ensure the continued existence of open space as an element of Skagit County's rural character.

Allowable Density

- The maximum density as allowed for by the Comprehensive Plan may not necessarily be granted if a density limitation is necessary to meet septic and/or water system requirements;
- There shall be no density bonus for CaRD developments in areas designated as "sole source aquifer", except where the source of water is from a public water system whose source is outside the designated area;
- For detached dwellings the minimum lot size is 5,000 square feet and the maximum lot size is one acre;
- In Rural Resource, Rural Reserve, and Rural Intermediate zones the maximum number of housing units/cluster is 14;
- In the Rural Intermediate zone the maximum residential density with a CaRD is 1 unit per 2.5 acres;
- In the Rural Reserve zone the maximum residential density with a CaRD is 2 units per 10 acres;
- In the Rural Resource Natural Resource Lands the maximum residential density with a CaRD is 4 units per 40 acres;

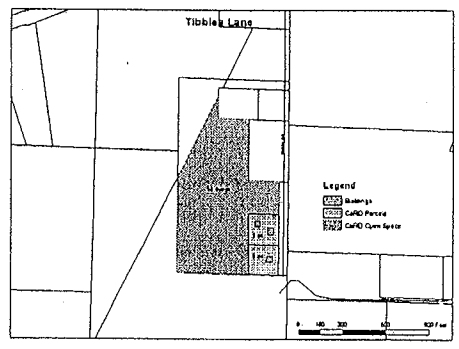


Fidalgo
 +
 various
 islands

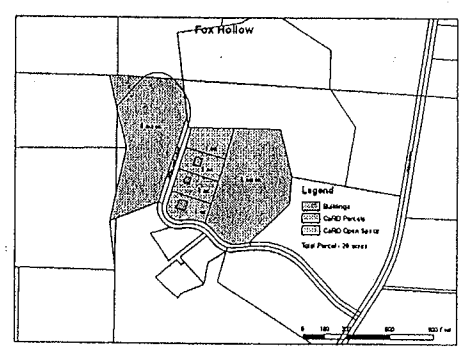
- For lands that are designated as Mineral Resource Overlay (MRO) or are within one-quarter mile of MROs, the maximum residential density is no more than 1 unit per 10 acres, provided the underlying land use designation density of land within one-quarter mile of MRO lands is greater than 1 dwelling unit per ten acres.

Open Space Required

- CaRDs shall provide open space; all lands within a CaRD shall be in open space with the exception of building lots and the development envelope;
- Open space within a CaRD shall be designated per the following six categories, based on the zoning designation and the characteristics of the site:



- Open Space Preservation Areas (Os-PA) - This designation is intended to set areas in a protective easement to protect critical areas without a detailed site assessment, historic sites, and view sheds.
- Open Space Natural Resource Lands (Os-NRL) - The intent of this open space is to preserve the natural resource lands by clustering development and leaving the remainder for resource production. Open space within CaRDs zoned Ag-NRL, IF-NRL, SF-NRL and RRc-NRL shall be placed in this category, unless designated Os-PA.
- Open Space Urban Reserve (Os-UR) - This designation is intended to retain areas of open space until urban development is deemed appropriate and then to continue to require a portion of the original space to be preserved.
- Open Space Rural Open (Os-RO) - This designation is intended to provide for open areas within rural portions of the county without having to be committed to a specific recreational use.
- Open Space Recreational/Amenities (OS-RA) - The intent of this designation is to provide open space that will be used for recreational purposes, community facilities, and/or greenbelts.
- Open Space Reserve (Os-RSV) - This designation is only for those parcels that have not extinguished all of their development rights otherwise permitted under the zoning designation.



Fire Wise rules required by Natural Hazard Mitigation Plan are ignored.

From: Ande Finley
To: [PDS comments](#)
Subject: P-12 South Fidalgo 2017 Docket Amendment
Date: Wednesday, March 15, 2017 4:44:42 PM

The primary purpose of establishing the *South Fidalgo Island Rural Residential Zone* is to preclude and urban development and other developments to protect the South Fidalgo's rural character and the benefits it provides. I support the establishment of this special zone to maintain the same base residential density as the county wide Rural Reserve Zone, 1 residence per 10 acres, to remove 20 odious commercial & industrial allowed uses, e.g. Hazardous & Non-Hazardous Waste Disposal & Storage, Anaerobic Digester, Motorbike Race Tracks, etc., to continue allowing Home Based Businesses and pre-existing permitted non-residential uses, and to eliminate or modify the CaRD development.

Thanks for taking my comments into consideration,
Andrea Finley
100 Vera Lane
Lopez Island, WA 98261
(360) 468-5199

From: Marsha Flowers
To: [PDS comments](#)
Subject: P-12, New South Fidalgo Rural Residential Zone
Date: Sunday, April 02, 2017 8:29:45 PM

I am opposed to the proposed "New South Fidalgo Rural Residential Zone" due to the strict changes in permitted uses.

Many of the parcels affected are large tracts with different circumstances than smaller lots. A number of residents within the proposed change area commute by private aircraft and would be greatly impacted. Because of the size of our parcels, many of us use off-road vehicles to access areas of our property (have you ever tried dragging a large recycle container 800 feet up a hill?) I have beautiful garden areas; would these be considered display gardens? And what would be wrong with a community club or grange hall where we could meet our neighbors, get to know them and expand our horizons? Many of us have animals; how nice it would be to have a animal hospital closer. And not allowing seasonal worker housing; isn't that discrimination? Please don't deflate our property values and our way of life.

Many of us moved to this area for a recreational life style. I don't feel that others with different styles from ours should dictate how we live ours. This proposal has the air of an elite group who think they are better than others.

As a final word: choose to listen to the frogs croaking, the birds chirping, the ducks quacking, the wind in the trees, people having fun. If you do, it's amazing what you don't hear. It's your choice.

Respectfully,

Marsha Flowers
6080 Campbell Lake Rd
Anacortes, WA 98221



Virus-free. www.avast.com

Date: April 4, 2017
Re: Comments on proposed "2017 Docket of Proposed Policy, Code, and Map Amendments"
To: Skagit County Planning and Development Services
1800 Continental Place, Mount Vernon WA 98273
From: Nancy Fox, 7202 Channel View Drive, Anacortes, WA 98221

RECEIVED

APR - 4 2017

**SKAGIT COUNTY
PDS**

Testimony to the Skagit County Planning Commission

My name is Nancy Fox and my address is 7202 Channel View Drive, which is on Guemes Island. I am a member and immediate past president of the Guemes Island Planning Advisory Committee (GIPAC).

I'd like to echo the comments just provided by Hal Rooks and note again that GIPAC is in favor of the code change identified as P-7, "Require Permanent Protection of CaRD Open Space on Guemes Island." This code provision was recommended in the Guemes Island Subarea Plan, adopted by the Board of Commissioners in January, 2011. We originally expected it to be included in the package of code amendments adopted last year to implement our subarea plan, but it slipped between the cracks and was left until this year. It is a simple amendment that is consistent with the County's previous decision to not allow CaRD density bonuses in areas such as Guemes which are served by a sole source aquifer.

As Hal suggested, the specific language of P-7 does not provide the full protections for CaRD open space that were intended by the adopted Guemes Island Subarea Plan. The plan envisioned a clearer requirement that open space lands would in fact remain "open," or at least predominantly free of buildings, which is not a protection assured by the somewhat complicated existing CaRD code. (The existing code allows many types of buildings other than houses in various "open space". We would like to revisit this language with you in next year's code amendment process, but we are in favor of taking the first step as proposed in this year's docket.

I'd like to add that, as a professional planner for over 30 years, I understand that the idea of clustering development in rural areas is not without controversy. Some communities are opposed outright to CaRD-type provisions for the rural area. But I have seen the benefits of clustering both for developers and for protecting the environmental values of a site – so I am pleased that the drafters of the Guemes Island Subarea Plan supported the concept of CaRDs going forward. GIPAC's proposed adjustments to the CaRD code would not "undo" its use on Guemes but would rather adapt the concept to work best in our sensitive island environment with all the constraints that come from being served by a sole source aquifer.

Thank you for your consideration.

From: Carl Franssen
To: [PDS comments](#)
Subject: Fwd: South Fidalgo plan amendment
Date: Tuesday, April 04, 2017 6:24:56 AM

Sent from my iPad

Begin forwarded message:

From: Carl Franssen <franssen5@yahoo.com>
Date: April 3, 2017 at 9:29:21 PM PDT
To: pdscomments@co.skagit.wa.us
Subject: South Fidalgo plan amendment

I am writing to express my displeasure with this comprehensive plan amendment for South Fidalgo. It is said that South Fidalgo is a different kind of rural yet there is nothing more about what makes South Fidalgo different and more special than other rural areas in Skagit county. The proposal says "these uses may be appropriate in other parts of Skagit county, not South Fidalgo". My question is why? Many of these items is what rural living is about.

I have no idea what is entailed in permitting and opening most of these activities that require permitting but I do believe that for these activities there is a Skagit County permit process in place that dictates what activities are acceptable in these specific areas. The applicant must show through science and studies the impact the activity would produce and then there is no guarantee of approval but there should also be no blanket denial as is being currently proposed.

We need to be shown the studies that were produced for each of these activities that show the detriment and the level of detriment so we can make an informed and qualified decision. This would help us understand why that activity made the list. Again if the study shows it is detrimental then shouldn't it be banned countywide?

I believe in the rural character being preserved but also being protected.

Many of these items are what make South Fidalgo and the rest of rural Skagit County rural. Those of us that choose to live in these rural areas would like to keep it that way.

Carl, Monica, Elisa, Caleb, and Christoph Franssen
5594 Campbell lake rd

Anacortes. 98221

Sent from my iPad

From: Scott Freeman
To: [PDS comments](#)
Cc: [Ann Gygi](#)
Subject: Ikade Corp, Scott Freeman, 15527 101st Pl NE, Bothell, WA 98011, "C-15 Ika Island to Rural Reserve"
Date: Monday, April 03, 2017 5:01:22 PM
Attachments: [PastedGraphic-1.png](#)

Kirk Johnson and Skagit County Planning and Development Services,

We spoke back in October regarding the redesignation of Ika Island (P15229) and the adjacent 2nd class tideland (P15230) from OSRSI to Rural Reserve for purposes of Skagit County Comprehensive Plan. I recently received the notice of proposed comprehensive plan amendment for public comment, and as we discussed P15229 is being considered for Rural Reserve through amendment. Parcel P15230, however although being removed from OSRSI, is suggested to be shown as water.

I can appreciate the County's position that it is seeking consistency with other tidelands in the county, however, this is a large parcel that is privately owned and in nature is unlike most if not all privately owned tidelands in Skagit county. The parcel is approximately 70 acres. Importantly, the tidelands are submerged a minimal amount of time each day.

Moreover, "water" is not a defined comprehensive plan designation, so labelling parcel 151230 as "water" would not be correct. Showing our tidelands parcel as Water on a public map would misrepresent ownership, and convey incorrect information to the public who use online maps and other information sources to navigate. As owners, we use the tidelands for recreation and while recognizing the public trust doctrine, we do want to be able to use our land without trespass from others who may be informed incorrectly by labelling the parcel as "water". As stated above, much of our tidelands parcel is exposed more often than not, so our concern that the County's proposed label would encourage trespass is very real.

We use the tidelands for recreation including waterfowl hunting, and while allowing the public to navigate the tidelands when submerged, the public does not have the right to use the underlying lands for activities such as, but not limited to, anchoring or utilizing objects such as tree stumps and driftwood that is in contact with the underlying tidelands. These later activities constitute private property and trespassing.

Per the document, seen on page 2 and the link below, we would ask that you please keep parcel 15230 and label as privately owned tidelands, and not designate as water to protect our private property rights, accurately reflect property ownership, and avoid public confusion or misgivings.

<https://www.skagitcounty.net/PlanningAndPermit/Documents/2017CPAdocket/proposals/Ika%20Island.pdf>

<http://www.skagitcounty.net/PlanningAndPermit/Documents/2017CPAdocket/proposals/Ika%20Island%20Tidelands.pdf>

Thanks,

Scott Freeman

Ikade Corp.

From: Arlene French
To: [PDS comments](#)
Cc: [Roger Robinson](#)
Subject: P-12 South Fidalgo 2017 Docket Amendment
Date: Monday, March 27, 2017 10:05:20 AM

I SUPPORT the proposal to change the Rural Reserve zone on South Fidalgo Island to : “ South Fidalgo Rural residential “ zone, SF-RR.

I agree with the need to remove 20 certain uses as listed in the proposed zoning change. These are inappropriate uses in a rural residential area.

This new zone , SF-RR, would maintain the density of 1 residence per 10 acres. The fragile supply of drinking water should be protected and the CaRD should not have a density bonus if homes are clustered.

Thank you for your consideration,

Arlene French
1411 8th Street
Anacortes WA 98221

From: Mieke Gael
To: [PDS comments](#)
Subject: 2017 Docket of Proposed Policy, Code, and Map Amendments - South Fidalgo Proposal
Date: Sunday, April 02, 2017 4:00:38 PM

To: The Planning Commission

I support the entire P-12 South Fidalgo proposal.

I really would like to see that the county submits application for a USGS Hydrogeologic Study on South Fidalgo **before** any more CaRD permits are created on South Fidalgo. This is the only method available to check our sole source aquifer.

The county must **stop** handing out CaRD permits until we know that we have the water to support those extra lots.

Thank you,

Mieke Gael
5676 Patricia Ln
Anacortes, WA 98221
Fidalgo

From: Ed Gastellum
To: [PDS comments](#)
Subject: "P-12 South Hidalgo 2017 Docket Amendment"
Date: Thursday, March 30, 2017 1:08:10 PM

Dear Roger Robinson,

I am a resident of Fidalgo Island and I strongly support the entire P-12 South Fidalgo proposal. I have noticed a large increase in development whether it be industrial or commercial and am concerned about the potential impact on my property value, my quality of life, increased traffic, and the quiet rural character of Fidalgo Island. I am also concerned about the water availability in the aquifer and strongly suggest that a USGS Hydrogeologic Study be done before any more CARDS are created. To blindly approve building permits w/o knowing what the impact on the aquifer will be is irresponsible. Why permit something that may be a big draw on the aquifer only to find that a problem has been created? Wise management of building permits requires that all pertinent information is available before any new business is conducted.

No new CARD permits should be approved until the Hydrogeologic Study has been done. Protecting the rural character of the South Fidalgo Island is in the interests of all residents living on this island.

Respectively Submitted,

Ed Gastellum

From: i5king@comcast.net
To: [PDS comments](#)
Subject: 2017 Docket of Proposed Policy, Code, and Map Amendments - South Fidalgo Proposal
Date: Sunday, April 02, 2017 11:10:35 AM

I support protecting South Fidalgo's rural character in the face of increased population. We need our Rural Reserve zone changed to a South Fidalgo specific RR zone. Changing our Rural Reserve zone into a South Fidalgo Rural Reserve zone ultimately makes the Planning Department and the Commissioners' jobs easier. There are a number of permitted commercial uses in the county wide RR zone that are not appropriate for the South Fidalgo rural residential area.

I am also concerned that much of South Fidalgo's water is from a sole source aquifer and that with increased population water shortages could get worse. The CaRD could double the density and be good for developers, but not current residents. We want to preserve our Senior Water Rights. CaRDs would reduce our Senior Water Rights and give them to the new Junior Water Rights.

I would like to see the county a USGS Hydro Geologic study as other islands have done, so we can know what our water situation is.

Thank you.

Lawrence Gilman



Evergreen Islands

Skagit County Comp Plan Amendments 2017
South Fidalgo Island Rural Residential Zone

Evergreen Islands Strongly Supports
Skagit County Comprehensive Plan
Proposed Amendment P12

Creating a

South Fidalgo Island Rural Residential Zone



The Residents of Fidalgo Island
Ask Skagit County to Protect
Fidalgo Island's Aesthetic Values

aes·thet·ic

1. pertaining to a sense of the beautiful or to the philosophy of aesthetics.
2. of or pertaining to the study of the mind and emotions in relation to the sense of beauty; of or relating to the science of aesthetics.
3. having a sense of the beautiful; characterized by a love of beauty.
4. pertaining to, involving, or concerned with pure emotion and sensation as opposed to pure intellectuality.



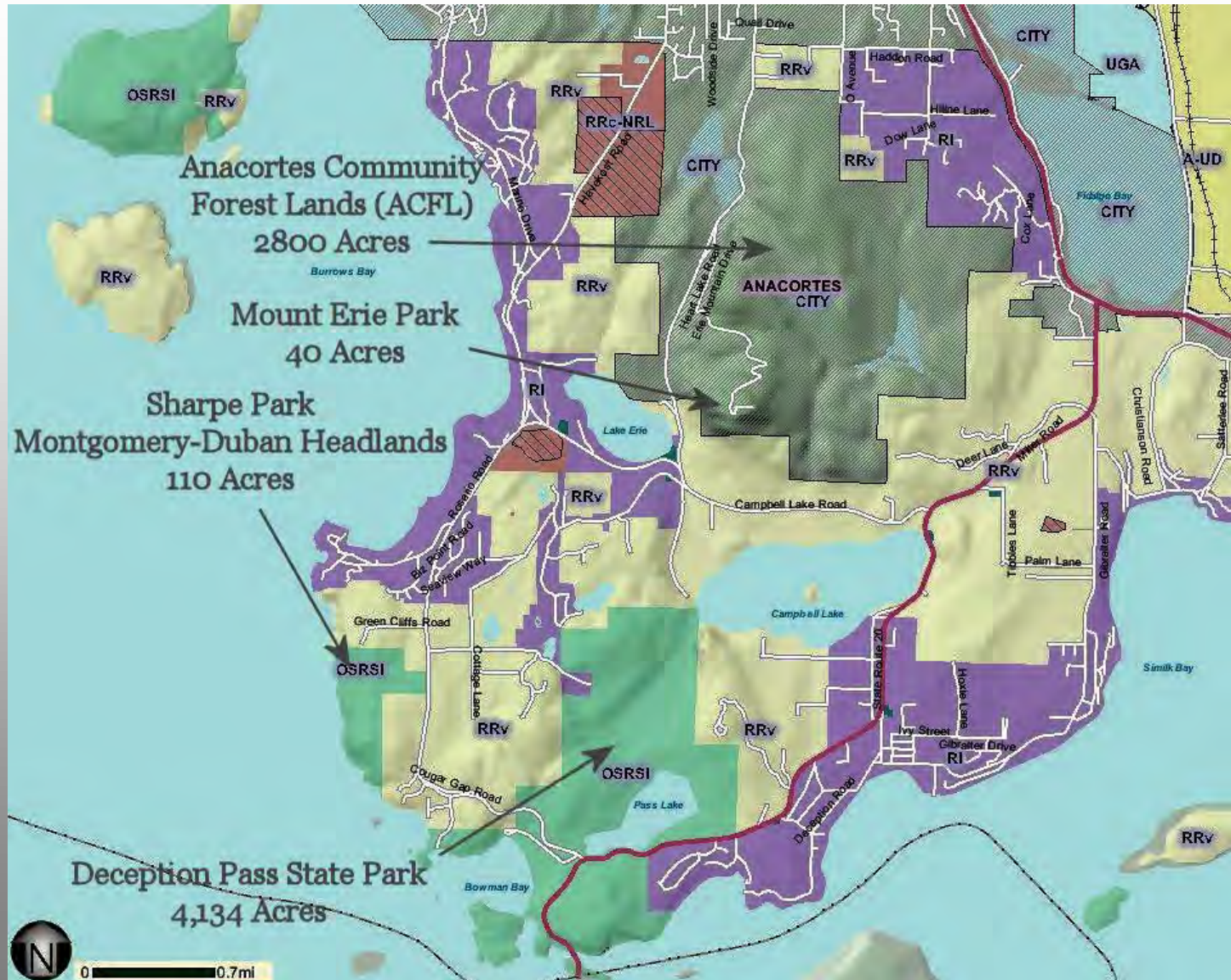
Fidalgo Island's Aesthetic Values

During its recent history, the residents of Fidalgo Island have demonstrated a great respect for Fidalgo Island's aesthetic qualities, its natural beauty. Their respect is demonstrated with the care and effort that its residents have taken to protect the island's natural beauty.

Over the years, the residents have protected large tracts of Fidalgo Island land in natural parks. These parks include the Washington Park (220 acres), Deception Pass State Park (4,134 acres), the Anacortes Community Forest Lands (2,800 acres), the Skagit County Sharps Park/Montgomery-Duban Headlands (110 acres), and Washington Park (220 acres).



Evergreen Islands



OSRSI: Open Space of Regional/Statewide Importance

Skagit County Comp Plan Amendments 2017 South Fidalgo Island Rural Residential Zone



Evergreen Islands



Topo View Looking North



Evergreen Islands



Rock Cliffs on Mount Erie's Southern Slope



Evergreen Islands

Skagit County Comp Plan Amendments 2017 South Fidalgo Island Rural Residential Zone



South Campbell Lake Road



Evergreen Islands



View from Mount Erie Looking South



Evergreen Islands

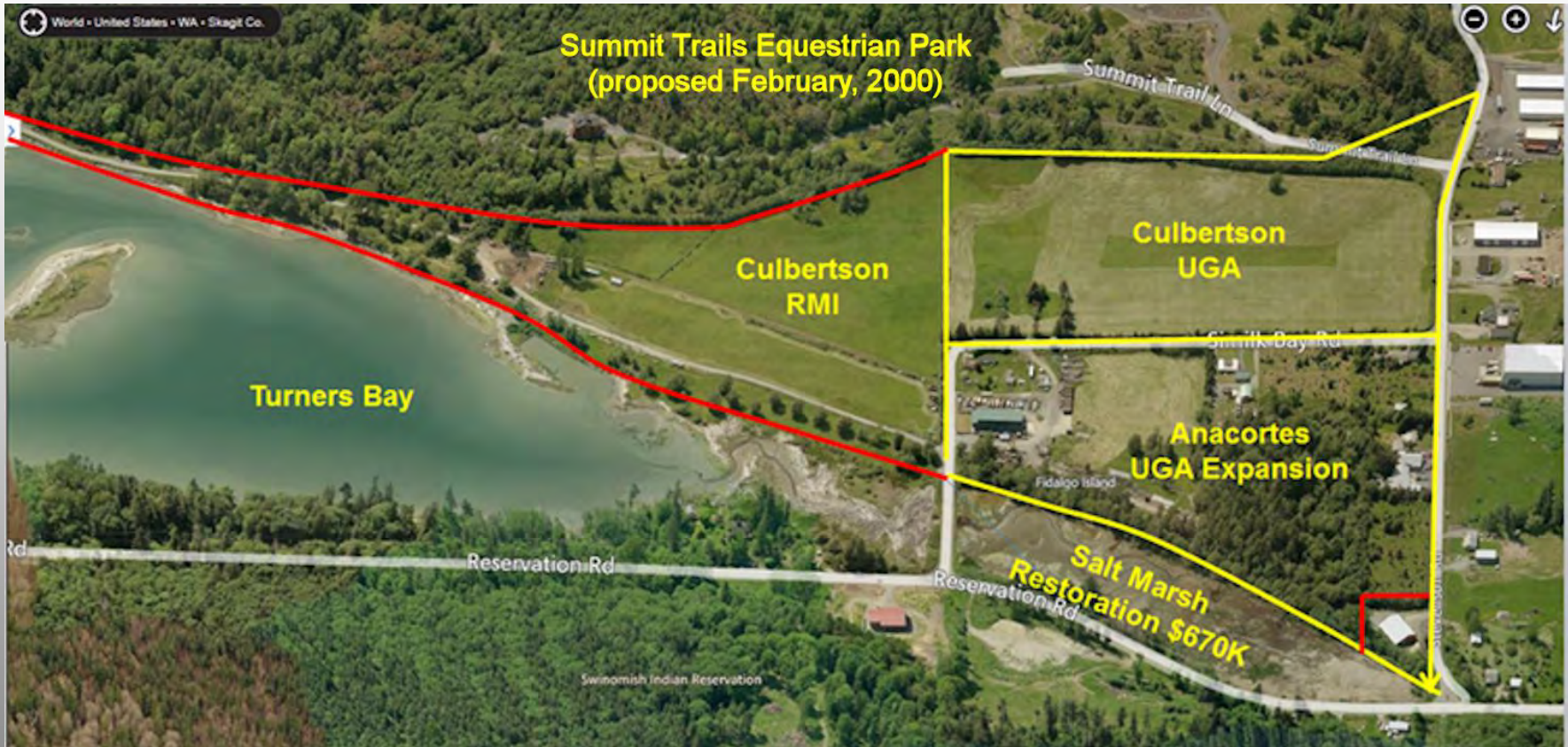
Skagit County Comp Plan Amendments 2017 South Fidalgo Island Rural Residential Zone



View from Mount Erie Looking Southeast



Evergreen Islands



Summit Trails Equestrian Park



Evergreen Islands

On February 22, 2000, Landex Associates filed Special Use Permit applications for **Summit Trails Equestrian Park**, a RV Park & Riding Arena facility.

As proposed the project included:

- A 5,000 ft² clubhouse.
- A 16,000 ft² indoor riding arena.
- An outdoor arena.
- Stalls for 100 horses.
- Two large horse riding areas.
- Ten-foot wide horse trails.
- Approximately 150 individual RV sites.
- Three group RV sites.
- Parking for 130 vehicles.
- A group campsite.
- Three full service comfort stations.
- A sewage dump station.
- A covered structure to store waste manure.
- Three septic fields.

As consequence of the nearly 30 conditions placed on the project, Landex Associates could not proceed with the development and eventually went bankrupt

From: Evergreen Islands
To: [PDS comments](#)
Cc: [Evergreen Islands Board of Directors](#)
Subject: 2017 Docket of Proposed Policy; Code; and Map Amendments - South Fidalgo Proposal
Date: Thursday, April 06, 2017 2:08:52 PM

Please find attached Evergreen Islands comment letter supporting Amendment P12 – South Fidalgo Island Rural Residential Zone.

Regards,
Tom Glade
President, Evergreen Islands



EVERGREEN ISLANDS

April 6, 2017

To: Skagit County Planning Commission
Kathy Mitchell, Kathi Jett, Ann Marie Lohman, Amy Hughes, Joshua Axthelm,
Tim Raschko, Tammy Candler, Hollie Del Vecchio, Martha Rose
CC: Evergreen Islands Board of Directors

**Re: Skagit County Comprehensive Plan – Map, and Code Amendments
Amendment P12 – South Fidalgo Island Rural Residential Zone**

Dear Planning Commissioners:

Evergreen Islands strongly supports proposed South Fidalgo Island Rural Residential Zone, Amendment P12.

The purpose of this letter is to establish the quality and quantity of the aesthetic values of the people who reside on Fidalgo Island. Along those lines, this letter discusses the appeal of the Mount Erie Clearcut MDNS which pivoted on the Aesthetic Element of the Environment. This letter also discusses the proposed Summit Trails Equestrian Park, another project that was an inappropriate use for Fidalgo Island.

Aesthetics

The dictionary¹ includes definitions of **aesthetic** when used as either a noun or an adjective, which are as follows (emphasis added):

aes·thet·ic

1. **pertaining to a sense of the beautiful** or to the philosophy of aesthetics.
2. of or pertaining to the study of the mind and emotions in relation to the sense of beauty; of or relating to the science of aesthetics.
3. **having a sense of the beautiful; characterized by a love of beauty.**

The State Environmental Policy Act (SEPA) requires Skagit County to determine whether a project will generate significant adverse environmental impacts. To determine whether mitigations or an Environmental Impact Statement (EIS) is required for a project, the County must review the project's environmental checklist.² The checklist evaluates whether significant, adverse impacts will significantly harm the "Elements of the Environment."³

Aesthetics is one of the "Elements of the Environment" that have to be considered, when making the Threshold Determination for a proposal.

Evergreen Islands Board of Trustees

Tom Glade
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Anacortes WA
98221

web address
evergreenislands.org

tax deductions
Evergreen Islands is a
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Your contributions are
tax-deductible.

¹ aesthetic. Dictionary.com. *Dictionary.com Unabridged*. Random House, Inc.
<http://dictionary.reference.com/browse/aesthetic> (accessed: October 07, 2013).

² WAC 197-11-960, Environmental checklist, Item 10.
<http://apps.leg.wa.gov/wac/default.aspx?cite=197-11-315>

³ WAC 197-11-444, Elements of the environment.
<http://apps.leg.wa.gov/wac/default.aspx?cite=197-11-444>

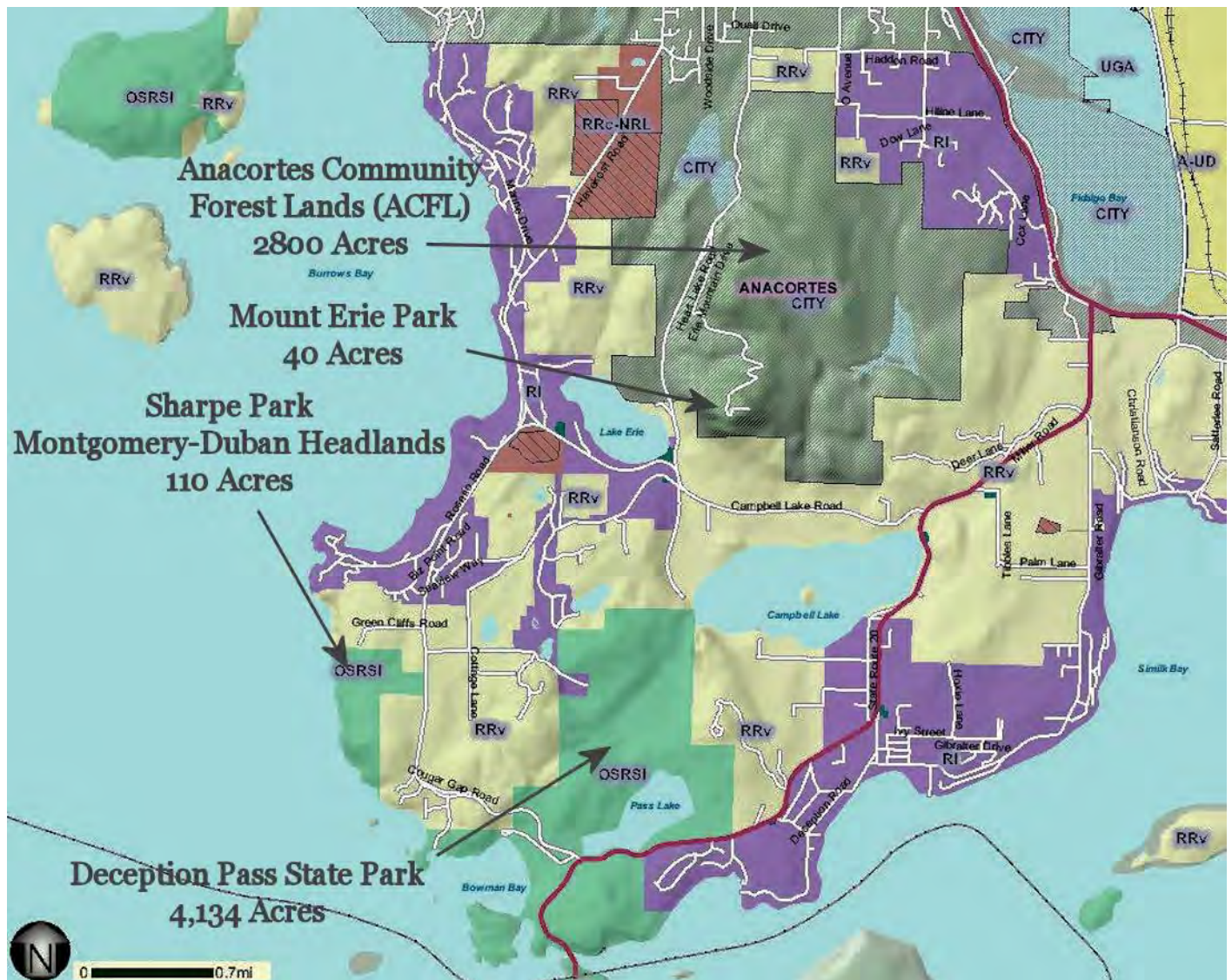
Fidalgo Island Resident's Aesthetic Values

Over the years, the residents of Fidalgo Island have demonstrated a great respect for Fidalgo Island's aesthetic qualities, especially its natural beauty. Their respect is demonstrated by the care and effort that its residents have taken to protect the island's natural beauty.

Over the years, the residents have protected large tracts of Fidalgo Island land in natural parks. These parks include the Deception Pass State Park (4,134 acres), the Anacortes Community Forest Lands (2,800 acres), the Skagit County Sharps Park/Montgomery-Duban Headlands (110 acres), and Washington Park (220 acres).

Figure 1 presents a map showing the location of these parks in relation to the proposed clear-cutting site. A brief description of each of these parks and the efforts made to protect the beauty of these lands follows the map.

Attachment includes photographs that illustrate the beauty of South Fidalgo Island.



**Figure 1. Fidalgo Island Land Preservations
(OSRSI: Open Space of Regional/Statewide Importance)**

Deception Pass State Park (4,134 Acres)

According to an article⁴ in the Whidbey News-Times,

The park itself was created by a group of unemployed young men brought in from all over the nation in the 1930s. The “boys” of the Civilian Conservation Corps, a Depression-era New Deal program, built the roads and trails throughout the park. They built the famous rock walls on the side of Highway 20 and many other walls and fences within the park.

A large portion of the north side of the park, which included Pass Lake and the adjacent farm owned by the Heilman Family, was acquired in the 1970s. In an interview⁵, Kathleen Heilman Brown made the following comments about how her parents sold their farm to Washington State Parks (emphasis added):

Well what happened was that Dad had this farm and he had all this property down here, this half a mile of waterfront on the Deception Pass shore. There’s 7,000 feet around the lake. The State Legislature decided that everything, **all the property should be taxed at its highest and best use, instead of at the use it was. So his property became residential. And all of a sudden their taxes were more than their income.** And that couldn’t go on very long. So about that time, a fellow by the name of Elmer Hovik came to them and offered them a million dollars to buy their place and turn it into a planned unit development sort of thing with all kinds of stuff—a sewage system, a water system, possibly a school, lots of space to house a marina on this side with Deception Pass.

Well then the people on Fidalgo Island got wind of it and they said, “Oh well, we don’t want that to happen.” So they formed the Save the Pass Lake Committee. And that was the committee that put pressure on the state parks. And then the recession of the early Seventies happened so Mr. Hovik could not exercise the option and it fell through. That gave the parks an opportunity to be able to proceed to make a deal with the folks (Kathleen’s parents) to buy the lake property. So they signed that with the state parks.

⁴ “Deception Pass State Park may be added to the national and state historic registers,” Whidbey News-Times, October 2, 2012. <http://www.whidbeynewstimes.com/news/172378611.html>

⁵ “Oral Histories: Kathleen Heilman Brown,” The Fly Fishing Collection, Western Washington University Libraries. http://lib199.lib.wvu.edu/specialcollections/FlyFishing/Oral_Histories/index.html

Anacortes Community Forest Lands (2,800 Acres)

According to the Friends of the Forest website⁶, the history of protecting the Anacortes Community Forest Lands is as follows (emphasis added):

The Friends was formally founded in 1987 by Ruth Johns, Doreen Dunton, Leigh Slotemaker, and Phil Burton. The Forest Advisory Board had asked for a group of hikers to organize field trips for children and seniors. At the same time, the city was in the middle of a series of clearcut logging operations in the ACFL, and it was obvious to the Friends that this process would soon destroy the woods altogether. **So the emphasis for the group's activities quickly became focused on lobbying for the ACFL's preservation, and many more residents joined in the cause.**

The Parks Department put a questionnaire in its quarterly newsletter, **asking what people thought about the logging plan, and was surprised to learn how many residents opposed it.** At the same time the Park Comprehensive Plan identified hiking trails as the most valued recreational facility in town.

The Forest Advisory Board stopped revenue logging in 1989. The City Council agreed to include the management of the ACFL in the Parks Department budget that year, and it has remained as a fully funded division of the Parks Department ever since.

And in 1998 the City Council adopted the Conservation Easement Program, by which the community can preserve the ACFL forever.

The Conservation Easement Program is also described on Friends of the Forest website as follows (emphasis added):

Since 1998, the Conservation Easement Program has received donations which will permanently protect nearly 1,800 acres in the ACFL.

For every \$1,000 donated to the CEP, the City will place a perpetual Conservation Easement on one Forest Land acre. The City continues to own and manage the property but that acre can never be logged, mined or used for any commercial purpose. And it can never be sold, leased or transferred out of public ownership.

The City of Anacortes website⁷ states the following regarding the Conservation Easement Program (emphasis added):

Thanks to incredibly generous support since its inception over \$1,537,000 has been raised and 1,450 acres have been protected through conservation easements.

⁶ "Our History," Friends of the Forest website.

<http://friendsoftheacfl.org/content.cfm?contentid=5>

⁷ "How the Conservation Easement Program Works," City of Anacortes website.

<http://www.cityofanacortes.org/Parks/Documents/ForestLands/ConservationEasementProgram.pdf>

Mount Erie Park (40 Acres)

A Skagit Valley Herald article⁸ entitled “Parks group, Kiwanis building play area” states the following about the history of protecting Mount Erie Park (emphasis added):

...the Noon Kiwanis Club purchased 40 acres at the top of Mount Erie from a previous landowner in order to gift it to the city for one dollar, Colglazier said. The gift came with the requirement that the land be used for park purposes.

An Anacortes American article⁹ entitled “Our Century” states the following about Mount Erie Park:

In 1948, Anacortes Kiwanis Club purchases 40-acre tract at the top of Mount Erie for \$400; public access is pledged.

Sharpe Park - Montgomery-Duban Headlands (37 Acres)

The San Juan Preservation trust website¹⁰ describes the efforts to protect the Sharpe Park - Montgomery-Duban Headlands as follows (emphasis added):

Originally called “Sares Bluff,” a name created by the Preservation Trust staff for the fundraising effort, this 37-acre property with 1,350 of rugged shoreline was purchased by leveraging public and private funds, then integrated into Skagit County’s adjacent Sharpe Park, creating a 112-acre natural area and walking trail system. **The property has since been re-named “Montgomery-Duban Headlands Park” in honor of a Fidalgo Island family that breathed new life into a challenged fundraising effort.**

Washington Park (220 Acres)

The Seattle Times article¹¹ entitled “What to do when you miss a ferry? Anacortes park is a scenic gem,” stated the following about Washington Park (emphasis added):

Washington Park got its start in 1911 when Fidalgo Island pioneer **T.H. Havekost donated eight acres, proclaiming upon his death: "Make my cemetery a park for everybody."** Today, a large stone monument to Havekost stands just off the loop road near Burrows Viewpoint. Over the years more land was donated and purchased, **including some 75 acres bought in 1922 by the Anacortes Women's Club through the sale of lemon pies.** Today, it's all part of the Anacortes city park system.

The City of Anacortes’s website states the following regarding Washington Park:

Washington Park sits on a peninsula at the west end of Fidalgo Island. The 220-acre city park features camping, a boat launch, and day use picnic sites

⁸ “Parks group, Kiwanis building play area,” Skagit Valley Herald, June 9, 2009.

http://www.goskagit.com/news/parks-group-kiwanis-building-play-area/article_34e90b20-92e6-5d99-a825-c980fd542488.html

⁹ “Our Century, A A Look Back At Anacortes’ Last 100 Years From The Pages Of The Anacortes American.

<http://www.skagitpublishing.com/ourcentury/1940-1949.html>

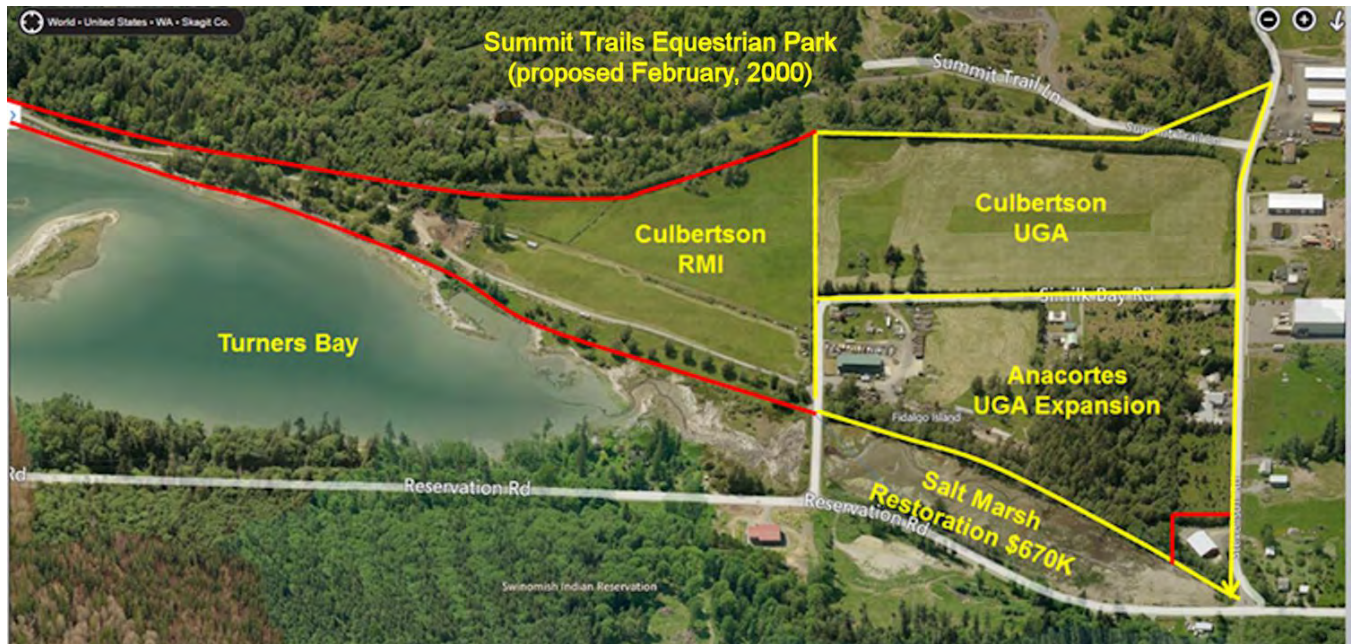
¹⁰ “Montgomery-Duban Headlands Park (Sares Bluff),” The San Juan Preservation Trust website.

<http://sjpt.org/places-projects/preserves-easement/sjpt-preserves/montgomery-duban-headlands-park-sares-bluff/>

¹¹ “What to do when you miss a ferry? Anacortes park is a scenic gem,” The Seattle Times, July 19, 2012.

<http://seattletimes.com/avantgo/2018718136.html>

Proposed Summit Trails Equestrian Park



On February 22, 2000, Landex Associates filed Special Use Permit applications for Summit Trails Equestrian Park, a Recreational Vehicle (RV) Park and a Riding Arena facility.

As proposed the project included:

- A 5,000 ft² clubhouse.
- A 16,000 ft² indoor riding arena.
- An outdoor arena.
- Stalls for 100 horses.
- Two large horse riding areas.
- Ten-foot wide horse trails.
- Approximately 150 individual RV sites.
- Three group RV sites.
- Parking for 130 vehicles.
- A group campsite.
- Three full service comfort stations.
- A sewage dump station.
- A covered structure to store waste manure.
- Three septic fields.

On review of the information at hand, the County issued a Mitigated Determination of Non-Significance (MDNS) on June 8, 2000.

Four environmental groups, Evergreen Islands, Friends of Skagit County, People for Puget Sound, Skagit Audubon Society; and the Swinomish Indian Tribal Community appealed Skagit County's Mitigated Determination.

One of Evergreen Islands' deepest concerns was the inevitable pollution of Turners Bay with fecal coliform bacteria. Turners Bay is a small, fragile bay at the head of Similk Bay and is the site of a shellfish farm operated by Taylor Shellfish. In a Skagit County Board of Health work session on February 15, 2000, Bill Dewey of Taylor Shellfish commented that increased development in the Similk Bay area would ultimately lead to additional water quality problems from surface runoff (specifically pet wastes).

On January 17, 2001, the Skagit County Hearing Examiner issued the Findings of Facts, Conclusions of Law, and Decision

In the Conclusions of Law section of the Decision, the Hearing Examiner states the following (emphasis added):

8. A Special Use Permit for the equestrian facilities should not be approved until a further report on storm drainage is prepared by an independent expert, approved by the County. The report should specifically evaluate the capability of the proposed storm drainage control system to remove fecal coliform and nutrients and any variability in this capability during various storm events. **The report needs to provide an informed prediction as to the likelihood that the system will effectively function to prevent such pollutants from migrating off-site in stormwater in amounts exceeding baseline levels.** This analysis will require a realistic estimate of the effectiveness of the source control program of the Manure Management Plan.

In the Decision section of the Decision, the Hearing Examiner states the following:

2. Subject to conditions, the requested Special Use Permit for an RV park is approved but **limited to the development of 35 RV sites (150 sites originally proposed)** connected to an approved on-site sanitary sewage system.

4. **The requested Special Use Permit for an equestrian center is remanded to the Planning and Permit Center for further evaluation** as described in Conclusion 8 above. The applicant shall cause the required study to be performed by an independent expert approved by the County.

As consequence of the nearly 30 conditions placed on the project, the Landex Associates could not proceed with the development and eventually went bankrupt.

Discussion

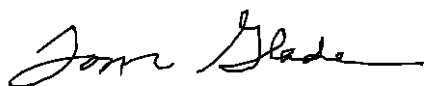
On December 12, 2002, the Skagit County Department of Planning and Development Services (SCPDS) voluntarily issued a Determination of Significance for the Belleville Sand and Gravel Mine. The next time the SCPDS voluntarily issued Determination of Significance was on March 15, 2016 (a hiatus of 160 months or 13 years) for Tesoro's Clean Product Update proposal. The Skagit County Department of Planning and Development Services should have issued a Determination of Significance for both the Mount Erie Clearcut proposal and the Summit Trails Equestrian Park. The appeals of these two project financially and personally harmed both the appellants and respondents as a result of the Planning Department's absence of objectivity.

Since the Planning Department seemingly can't say no to developers, the Skagit County must customize its Land Use Development Code to protect fragile and vulnerable areas that are invaluable natural assets.

Conclusion

South Fidalgo Island is one of Skagit County's jewels – a jewel that Skagit County should protect and preserve for the enjoyment of future generations. Evergreen Islands urges Skagit County to adopt the Amendment P12, the South Fidalgo Island Rural Residential Zone

Respectfully yours,



Tom Glade

ATTACHMENT 1
PHOTOGRAPHS OF FIDALGO ISLAND



Figure A1 Three Dimensional Topographic Map of South Fidalgo Island



Harold Mead

Figure A2. Mount Erie's Southern Face from Sharpes Road



Harold Mead

Figure A3. Mount Erie's Southern Face from South Campbell Lake Road



Dave Wenning

Figure A4. South Fidalgo Looking South



Figure A5. South Fidalgo Looking Southeast

From: M.J.
To: [PDS comments](#)
Subject: "p-12.new south fidalgo ruarl residential zone" mike goodman, 13785 goodman lane anacortes, wa 98221
Date: Thursday, April 06, 2017 3:00:09 PM

QUESTION: Who am I to take away or criticize what land owners can do with their private property? NEW QUESTION: Criticize "Lincoln"s Gettysburg Address"? 60 plus percent of South Fidalgo is public land and growing, state parks, county parks/city parks. We now have a public trail from the City of Anacortes to Deception Pass state park. Now with all that donated land the tax burden falls on the private land owners of South Fidalgo. I vote no change. Do not take land owners rights away. Thanks

From: Howard Gulley
To: [PDS comments](#)
Subject: FW: SAVE SOUTH FIDALGO! - We need more people at the Planning Commission Hearing
Date: Tuesday, April 04, 2017 5:10:08 PM

The following message is forwarded for inclusion into the record.

From: Howard Gulley [mailto:gulleys@wavecable.com]
Sent: Tuesday, April 04, 2017 12:32 AM
Subject: FW: SAVE SOUTH FIDALGO! - We need more people at the Planning Commission Hearing

Dear Neighbors,

This is in response to a Save South Fidalgo Campaign and I is forwarding to you for information. What this group, headed by Mr. Robertson, wants to do is change the South Fidalgo area zoning to stop all growth or at least minimize it.

I wish to provide a few counter points that I have thought of. I am sure there are a lot more.

- The state's growth management law is intended to do as it says; **manage the growth not stop it**. Thus the proposal could be defeated in court with enough money, lawyers and years in litigation. When I say money, we are talking about a wheelbarrow full. Not a good way to resolve the problem.
- When you impede growth in a desirable area while the country is still growing, property values will rise greater than the surrounding area. Based on how the tax structure works, a greater burden then shifts to the higher valued areas.
- This then results in the area's children not being able to afford to return to their roots based on affordability. Multi-generations families then

separated not only by affordability but also job availability as that too is restricted.

- When the two previous situations are in place for any length of time, the overall area begins to deteriorate, mostly at the lower economic end, due to a lack of economic infusion of construction or remodeling capital and the area starts downhill. The division between rich and poor increases significantly.
- The ten acre rule is pure non-sense. That is a lot of land. I have three acres and fattened up two steers on two acres. I had to buy hay for the winter and do some grain feeding. But, they were big steers when it was time the fill some freezers.
- The water issue is valid in ninety percent of the country but not here. 100% of the country wishes it had this county's water situation. There are places on the island that have a well water availability problem and need to be addressed individually; not a one size fits all mandate. All along Highway 20 is a major pipeline that could be available to any party putting in their own feeder line. All these options have varying costs and should, as they are now, be part of the permit process.

Arbitrarily restricted everyone else, now that you have your own piece of paradise, is anti American and will only create bitterness and a decline in community spirit. The best part of any community is great neighbors. If they are fighting over how others reasonably use their property, the special view will not be as special.

Respectfully, Howard Gulley

Feel free to pass on to any likeminded South Fidalgo resident. **Remember the meeting is Tuesday Evening at 6:00 pm at the Commissioner's Meeting Chamber on Colonial Drive in Mt. Vernon.**

I have been to a number of these Planning Commission Meetings and many of them are like watching paint dry. **In this case, your presence in important.**



Virus-free. www.avast.com

March 25, 2017

SAVE SOUTH FIDALGO! - We need more people at the Planning Commission Hearing

(There is a PDF copy at the end of this email, in case the formatting is not correct for your monitor)

Dear South Fidalgo neighbor,

In a few short days, Tuesday April 4th at 6 pm, we are scheduled for a hearing with the citizen led Planning Commission regarding our proposal for a South Fidalgo specific Rural Residential Zone.

The county mailed out an announcement to everybody in Rural Reserve (plus 300'), so potentially we will have people from both sides at the hearing. *We "must" show a lot more public support for our Comp Plan Amendment than the opposition, if we are going to have a chance of getting this proposal passed.*

Please ask yourself:

"Is it important to me that one or more of the 20 odious commercial / industrial "permitted uses" doesn't move in next door to us - or down the road?" *(ie: motocross race track, anaerobic digester, manure lagoon, asphalt batch plant, golf course, dog kennel, food processor, migrant labor housing, etc, etc...)*

"Is it important to me that our well (our sole source aquifer) keeps producing for us, or is it ok that Junior water rights (new wells) get to steal/deplete our Senior water rights?" *(The CaRD land division loophole allows double density in the RR zone)*

If it's important to you to get those commercial / industrial uses off the "permitted use list" for our area and if you are concerned about aquifer depletion because of a double building loophole in the Rural Reserve code (CaRDs), then PLEASE mark your calendar and make it to the upcoming Planning Commission hearing! Tell your neighbors. Drive a neighbor.

Also, your "comment letter" is extremely important for the record. Have you taken a moment and written a comment letter? If not, please do so asap. If you wrote a letter for our 1st hearing, with the county commissioners, tweak it a bit and title it to the Planning Commissioners.

If you have not already told me, please email me and let me know if you plan to attend & if you are going to submit written comments.

Planning Commission Hearing Time & Place:

Tuesday April 4th, 6:00 pm

Planning and Development Services / 1800 Continental Place, Mount Vernon WA 98273

Written Comments:

Email comments are preferred and must be sent to pdscomments@co.skagit.wa.us

Subject Line Must Say: 2017 Docket of Proposed Policy, Code, and Map Amendments - South Fidalgo Proposal

Please get your written comments emailed by April 4th.

Our new South Fidalgo "specific" Rural Residential Zone proposal will die on the vine if we don't have a full house in favor of the proposal, April 4th. Will you be there?

From: Harold Account
To: [PDS comments](#)
Subject: South Fidalgo P12 submission on rezoning and other needs
Date: Thursday, April 06, 2017 3:36:52 PM

To: Skagit County Planning Commission
From:
Harold and Carol Harrington
4579 Ginnett Rd
Anacortes 98221

We support the request for zoning revisions. The islands should not be treated the same as the rest of the county because it is an isolated island. I submit the following additional comments.

We are against a kennel of barking dogs which can affect the peace of people for a wide area. Even one uncontrolled dog can accomplish that by itself. A kennel would be much worse.

We are against airfields (water or land) on the island (particularly uncontrolled airfields) represent both a potential hazard and a source of noise intrusion for residents.

We are against animal waste ponds because they create a noxious environment for neighbors, and can cause significant damage to an isolated aquifer.

We are against any disposal waste material in a well on the island.

If absolutely necessary, allowing cards for properties with city water may be allowed. But the permission to do that will probably be taken advantage of (e.g., bonus rules) to destroy land that needs to be the natural storage mechanism of whatever aquifer an individual property is accessing.

The continued availability of clean water (with sufficient volume) from the wells of residents (surely a "property right") must be preserved; even at the expense of things some landowners consider to be their property rights. To quote Spock: The needs of the many outweigh the needs of the few. The county must immediately perform scientific evaluation of the aquifer water supplies available to island wells. This must include an island wide evaluation. This must also include a well monitoring program to track seasonal water levels in existing wells to develop a rational base line resource evaluation. In addition, there needs to be monitoring of seawater incursion for wells on the periphery of the island. The county must then regulate new construction (needing water volume from any new OR EXISTING well source), based on actual knowledge. Stop before we are in the same situation as Guemes Island. The county has already authorized a particularly excessive water use authorization for the Rosario Beach Marine Research Laboratories. It significantly damages the water supply of surrounding residents.

The only effort we have seen from the county to deal with water on Fidalgo is to route it off the watershed and into the ocean. And not particularly effectively.

We feel that the people complaining about impacting their property rights are quite willing to ignore their taking of the property rights for everyone else (e.g., water) for a limited resource.

The very ability to inhabit our current (or future) homes depends on a viable water source. Those wanting to have various family dwellings on the targeted property may well leave their own family without sufficient water. And what water volume well X gets, 50 ft away there could be none. Anecdotal well yield/depth is quite useless.

An additional point needs to be made that every time someone clear cuts a piece of forest, or other critical components to aquifer recharge (i.e., the watershed), it causes further damage to our water supply. Optimally, the county should stop issuing building/development permits in locations not supplied by city water until they actually find out what the sustainable limits of our resources are. Particularly with a concern for climate change for the area. Planning must be for more than a year or two. Water availability and quality must be assured in perpetuity; not year by year. There also needs to be regulation of the destruction of the island watersheds. I firmly believe there are multiple aquifers on the island. And I have a clear example with my own well.

Our understanding is that there are some Salmon streams on South Fidalgo. The county is already prohibiting new wells in parts of the county to sustain Salmon migration. And many property owners in the larger county areas (with a relatively extensive aquifer), are going through the same "property rights" problems as the Fidalgo Island property owners would face. This may well be necessary for the island.

It must be recognized that property owners that have only a functioning well for their water supply, will have to literally abandon their homes if the aquifer fails!

From: Mark Harris
To: [PDS comments](#)
Subject: P-12, New South Fidalgo Rural Residential Zone
Date: Friday, March 24, 2017 11:04:55 AM

To: Skagit County Planning & Development Services

From: Mark Winfred Harris, 13837 Redtail Ridge Lane, Anacortes, WA, 98221

Re: Against P-12, New South Fidalgo Rural Residential Zone

This proposal purposes to change the zoning designation from “Rural Reserve” for areas West of Reservation Road on South Fidalgo Island to a new zoning designation termed the “South Fidalgo Rural Residential Zone”. The alleged intent of this change is to restrict some permitted uses and virtually all the special uses as contained in the current zoning regulations for this area (Sec 14.16.320).

To be clear, my wife and I are vehemently opposed to this change for two reasons. First, there are property owners who purchased these lands pursuant to this zoning. Specifically, these lands were purchased for *“uses that require moderate acreage and provide residential and limited employment and service opportunities”* (see Sec 14.16.320 (1)). The allegation by Mr. Robinson that South Fidalgo is all “non-commercial residential properties” is inaccurate. As an example, my 10-acre property at 13837 Redtail Ridge Lane is flanked by *Jason Dunton’s Sec Systems & Marine Welding* at 13784 Redtail Ridge Lane, Anacortes, and Greg & Cathy Douglas’ commercial equestrian operations *“Redtail Ridge Ranch”* (see <http://www.rtrranch.com>). Additionally, along Havekost, there exists *Construction Unlimited, Harris’ Stone & Wood Creations* as well as several other construction entities around Lake Erie. I suspect there are several other commercial operations in our area that I am unaware. I have absolutely no problems with my neighbors pursuing such endeavors, as it was for such purposes that the Rural Reserve was created.

Secondly, except for CaRDs (14.16.320 (2)(d) “Permitted Uses”), most of the uses listed in Mr. Robinson’s narrative are in the “Hearing Examiner Special Use” category (14.16.320 (4)(a) through (ee)). As such, requests for such uses are conditioned upon significant due diligence and a formal discretionary approval process by the Planning Department. By leaving out this fact, Mr. Robinson implies that all such uses would be granted upon request. This is simply not the case and only serves to incite unnecessary concern by the casual reader.

The rural nature of South Fidalgo Island has been protected by the current zoning designation for many years. It has afforded some residents the ability to use a portion of their rural properties for ancillary employment opportunities - while coexisting with those residents who simply want to reside in a more rural setting. I see no reason why this cannot continue under the current zoning statues. Thus, it appears that pushing to rezone our area is a bit self-serving

to those who could have purchased properties in other areas of Skagit County where more restrictive zoning exists.

Respectfully,

Mark W. Harris
13837 Redtail Ridge Lane
Anacortes, WA 98221

From: Hendrickson, Warren
To: [PDS comments](#)
Subject: P-12, New South Fidalgo Rural Residential: Comment
Date: Thursday, April 06, 2017 2:47:07 PM
Attachments: [image007.png](#)
[image008.png](#)

Skagit County Board of Commissioners
c/o Planning & Development Services
1800 Continental Place
Mount Vernon, WA 98273

Subject: P-12, New South Fidalgo Rural Residential

Good afternoon,

AOPA appreciates the opportunity to comment on the changes proposed for the Skagit County Comprehensive Plan relating to South Fidalgo Island.

I am Warren Hendrickson, NW Mountain Regional Manager for the Aircraft Owners and Pilots Association. AOPA is world's largest general aviation organization with over 9,700 members in Washington State. I was formerly the Airport Planner for Pierce County, Washington – owner of two public use general aviation airports – and I have direct experience in land use planning and airport operations and management. I am an active general aviation pilot, rated in seaplanes, and reside in Gig Harbor, WA.

AOPA opposes the proposed P-12 rezoning from Rural Reserve (RRv) to South Fidalgo Rural Residential (SF-RR) *unless* "Aircraft landing field, private" is maintained in the SF-RR "Hearing Examiner Special Uses" category as it currently exists in RRv.

The subject property currently includes long-standing private aviation activity on both residential land as well as the adjacent Lake Campbell. There is no known commercial aviation activity taking place. Ongoing flight operations are limited to single engine aircraft and unpowered hang-glider flights from nearby Mt. Erie. These relatively infrequent flight operations would be restricted under the proposed zoning change.

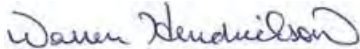
NAS Whidbey, less than five miles to the south and with its current stable of EA-18G Growler aircraft, provides a continuing source of aviation presence that will not be curtailed under the current proposal. Similarly, Lake Campbell has been the site of seaplane operations for dozens of years and at least one seaplane is currently based on the lake. SF-RR rezoning does not appear to have any impact on the lake's flight operations, or at least it is not clearly defined. Therefore, given the many aviation activities already extant in the area, restricting land-based flight operations from private property does not serve any real purpose other than to prohibit property owners from exercising full use of their property now and in the future. The existing Hearing Examiner process will continue to provide adequate protection for the community regarding any future private airfield development. Such a process could include the setting of a maximum number of anticipated land-based operations as part of and as a compromise toward the issuance of a conditional use permit, further protecting the community's rural character.

For additional consideration, no mention of “grandfathering” existing aviation uses, for example, as a non-conforming land use – whether on land or on the lake – could be identified in the proposed Comprehensive Plan language. This should also be considered a deficiency in the proposed document.

For these reasons, AOPA opposes the proposed P-12 rezoning from Rural Reserve (RRv) to South Fidalgo Rural Residential (SF-RR) *unless* “Aircraft landing field, private” is maintained in the SF-RR “Hearing Examiner Special Uses” category as it currently exists in RRv.

Please consider me a resource should you have any questions or wish to include me in future discussions related to this topic. Thank you for your consideration.

Sincerely,



WARREN HENDRICKSON

Northwest Mountain Regional Manager, AOPA
WA, OR, ID, MT, WY, UT, CO
Aircraft Owners and Pilots Association
206.999.3111
4810 Point Fosdick Drive, Suite 501, Gig Harbor, WA 98335
www.aopa.org



[@AOPANorthwest](https://twitter.com/AOPANorthwest)



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From: Jeff Holmes
To: [PDS comments](#)
Subject: P12, New South Fidalgo Residential Zone
Date: Tuesday, April 04, 2017 6:11:49 PM

April 4, 2017

To: Skagit Valley Commissioners

From: Jeff and Diana Holmes

PO Box 1967

Anacortes, WA 98221

P12, New South Fidalgo Residential Zone

We wish to go on record as opposing the change of zoning from Rural Residential. We own two properties, one zoned as Rural Intermediate (P19018/19023) where our home is located and the other zoned Rural Residential (P20176) where our business is located.

Thank you for the opportunity to comment.

Jeff and Diana Holmes

From: Julia Hurd
To: [PDS comments](#)
Subject: 2017 Docket of Proposed Policy, Code, and Map Amendments - South Fidalgo Proposal
Date: Tuesday, April 04, 2017 8:31:25 AM
Attachments: [SoFidalgoZoneChange_4Apr2017.pdf](#)

4 April 2017

Dear Planning Commissioners,

I support the South Fidalgo Rural Reserve zone proposal, although I do not live on Fidalgo Island. The current commercial and industrial approved uses in the Rural Reserve code and the CaRD option would negatively impact Fidalgo's rural character forever.

I believe the residents make an excellent case for their unique land use alterations, wanting to keep the area free of certain commercial developments such as racetracks, private aircraft landing fields and higher density housing, while asking for a recycling facility. The citizens here are overwhelmingly in favor of this zoning change, and are wanting to make what I believe to be thoughtful choices for their future.

But of greatest significance, the aquifer needs further study. If higher density and certain commercial uses are allowed, will drinking water be impacted? Is the island's rural water supply is a sole source aquifer?

Thank you very much,

Julia Hurd
Alger

From: Robbie
To: [PDS comments](#)
Subject: 2017 Docket of Proposed Policy, Code, and Map Amendments - South Fidalgo Proposal P-12
Date: Thursday, April 06, 2017 11:02:56 AM

I support the P-12 amendment proposal.

Roberta Hutton
11135 O Ave
Anacortes, Wa 98221

From: Erin Hyre
To: [PDS comments](#)
Subject: Erin E. Hyre; PO Box 885 Anacortes WA 98221; P-12, New South Fidalgo Rural Residential Zone
Date: Wednesday, March 29, 2017 11:28:03 AM

Ladies and Gentlemen,

I am a property owner/resident (P32680) with 7.8 acres within the subject area of the proposed amendment to rezone from 'rural reserve' to the proposed zone of 'south fidalgo rural residential'.

I am NOT in favor of the zoning change. I enjoy both the relatively rural atmosphere and also the ability to conduct non-residential limited commercial special uses, as allowed in the existing rural reserve zoning.

I purchased my property, as did every other property owner, fully knowing the zoning restrictions and allowances at the time of purchase. I do not wish them to change.

When I do desire to experience an even *more* rural wilderness surrounding, beyond what is already afforded within the rural reserve nature of my neighborhood, I will go camping, or move to Montana.

Sincerely,

Erin E. Hyre - P32680
PO Box 885
Anacortes, WA 98221

From: Russ Jeter
To: [PDS comments](#)
Subject: FW: ("2017 Docket of Proposed Policy, Code, and Map Amendments") address added.
Date: Sunday, April 02, 2017 3:59:52 PM

Dear Commissioners,

I landed my floatplane on Campbell lake for the first time in 2001.

I bought 9 acres on the lake at 6010 Campbell lake road in 2007 and constructed my home and other improvements including access to the lake shore to moor my floatplane and a helicopter pad up by my house.

I pay over \$24,000.00 a year in property taxes for the privilege of owning this property and having the benefits of this Lake front property, including landing my floatplane on the lake.

I have been told that the shoreline owners have an interest in the lake extending out to a theoretical middle of the lake, not exactly sure of those details.

I oppose any changes to our use and enjoyment of the lake or our land proximate thereto.

In addition, please be advised that the Naval aviators from Whidbey and the US Coast guard practice in Campbell lake constantly to keep current and proficient in water rescue disciplines. With the thousands of boats that navigate the surrounding waters, it's a matter of life and death that they be on top of their game, for the mutual benefit of all of the residents and visitors who boat, use the Ferries or fly between the islands.

Thank you for your consideration of these facts,

Russell D Jeter trustee of the R. Jeter Family Trust
Property owner
6010 Campbell lake road
Anacortes, WA 98221

RECEIVED
APR 06 2017
SKAGIT COUNTY
PDS

Allen Jett
Post Office Box 671
Anacortes, Washington 98221

April 6, 2017

Skagit County Board of Commissioners
Skagit County Planning Commissioners
c/o Planning and Development Services
1800 Continental Place
Mount Vernon, Washington 98273

Re: P-12 South Fidalgo 2017 Docket Amendment

Dear Commissioners:

In response to the nearly 1,000 advisory ballots I sent to all affected property owners using the County's list, the following is the response to date (4/6/2017):

135 support the proposal submitted to the Commissioners that was docketed as P-12;

54 do not support the proposal submitted to the Commissioners that was docketed as P-12.

Thank you for your consideration in this matter.

Sincerely,



Allen Jett

AJ
Attachment (copy of blank advisory ballot)

SAVE SOUTH FIDALGO ADVISORY BALLOT

(This ballot is being mailed to all affected property owners on South Fidalgo Island.)

PLEASE RETURN IMMEDIATELY

Please check ONE below:

- I **support** the 2017 Comprehensive Plan Amendment For South Fidalgo Rural Residential as proposed eliminating the 17 commercial uses and eliminating the CaRD development option. (See reverse side.)

- I do not support 2017 Comprehensive Plan Amendment For South Fidalgo Rural Residential as proposed. (See reverse side.)

I want to register my vote (important):

Name(s): _____ (printed and signature)

_____ (printed and signature)
_____ (printed and signature)

Address: _____

E-mail: _____

Please add me to the SAVE SOUTH FIDALGO e-mail list.

Telephone (optional): _____

Comments: _____

PLEASE USE THE RETURN ENVELOPE TO REGISTER YOUR VOTE IMMEDIATELY, so we can process your vote before the April 4 hearing. (If you feel you can help with the postage, you may include \$1 with your ballot.)

THANK YOU.

SAVE SOUTH FIDALGO ADVISORY BALLOT TEXT

(The following text was presented to the Skagit County Commissioners on November 4, 2015, and was docketed for consideration for the 2017 Comprehensive Plan Amendments on December 20, 2016.)

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
- Recreations racetracks
- Seasonal worker housing
- Wholesale nurseries

These uses might be appropriate in other parts of Skagit County, but not on South Fidalgo. That is 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.

From: Diana Johnson
To: [PDS comments](#)
Subject: P-12, New South Fidalgo Rural Residential Zone
Date: Thursday, March 30, 2017 8:59:15 PM

I sent this already but I didn't get the subject line quite right, just wanted to make sure it gets to you.

Thanks.

March 30, 2017

To Whom It May Concern:

As the owners of 4665 Welch Lane, Richard and Diana Johnson are opposed to the proposed re-zoning of our Rural Reserve property. We bought our acreage because of its zoning and have long term plans to create a sustainable farm with may include a small poultry processing license and an aquaponics garden. Both of which would potentially not be allowed under the new zoning.

As farmers, we appreciate the concern for water supply, however, that does not give a small group of property owners the right to change the zoning, picking and choosing which activities they approve of and those they don't.

Neither is their new zone proposal complete. The letter they sent in to the county says "for example, SFRR would not include." By definition, "for example" is not a complete list but a sample from. We refuse to accept anything that leaves that much leeway to the authors. They could add numerous activities up to and including farming.

Also, we find their quote "...appropriate in other parts of Skagit County, but not on South Fidalgo," highly unreasonable and offensive. There is no one part of the county that should be any "better" than any other part of the county. If they want to control their surroundings that much, perhaps they might consider buying property within an area with CC&R's.

Thank you,

Richard and Diana Johnson
4665 Welch Lane
Anacortes, WA 98221

From: April Jones
To: [PDS comments](#)
Subject: 2017 Docket of Proposed Policy, Code, and Map Amendments
Date: Tuesday, April 04, 2017 10:03:10 AM

We strongly oppose the proposal put forth by "Save South Fidalgo" group to change the zoning from RRv to SF-RR.

Adam and April Jones
12134 Salty Ln
Anacortes, WA 98221

From: Vic Jones
To: [PDS comments](#)
Subject: RE: Automated Reply: Your comment was received!
Date: Wednesday, March 08, 2017 12:12:51 PM

SF-RR, Victor Jones, 14228 Hemlock Pl. Anacortes, WA, 98221

-----Original Message-----

From: PDS comments [<mailto:pdscomments@co.skagit.wa.us>]
Sent: Wednesday, March 8, 2017 12:09 PM
To: Vic Jones <vicjones@wavecable.com>
Subject: Automated Reply: Your comment was received!

Thank you for submitting a comment to Skagit County Planning & Development Services. This message is an automated confirmation that we have received your email. Please do not reply to this email.

If you did not include the name of the project you are commenting on in your subject line, or if you did not include your name and complete mailing address, please resubmit your comment with that information included.

For more information about commenting on Skagit County planning and permitting projects, please visit www.skagitcounty.net/pdscomments<<http://www.skagitcounty.net/pdscomments>>.

From: Vic Jones
To: [PDS comments](#)
Subject: comments
Date: Wednesday, March 08, 2017 12:09:16 PM

Sounds good.

Vic Jones

From: Tom Kearns
To: [PDS comments](#)
Subject: C-17 Seattle City Light Lands to OSRI Opposition
Date: Thursday, April 06, 2017 1:39:09 PM

from Tom & Karen Kearns
55266 Bryson rd.
Darrington Wa 98241

We are opposed to the rezoning of C-17 to OSRI because per the county code for OSRI, the land will be open to the public and allow building, improvements, etc. Since according to the map provided by PDS, there will be over 1,000 lf of boundary. We have experienced trespassing on our property already. Additional access will require us to construct a fence at a cost of over \$10,000. Additionally I will require a 20' maintenance easement from SCL unless they clear that border area. because of tree storm damage to the fence. My fencing is 6 wire smooth high tensile galvanize material and electrified to over 8,000 volts.

Additionally, the Sauk Suiattle Tribe in early March held a public meeting announcing their intention to plane more elk east of the river closer to the town. The tribes intends to use this vehicle to make private agricultural land use owners leave the area because of elk damage to crops and fencing. The Tribe is pressuring WA F&D to change the hunting seasons and restriction to assist in this endeavor.

It appears the County is also doing the same.

Opposition to the change is for:

- 1) Additional public trespass on private property
- 2) Private property own expense to protect our land
- 3) Collusion with the Tribe to harass and damage adjoining property owners.

In a positive note we suggest you modify the present zone to prohibit public access and ANY land improvements. or modify the definition to restrict public access and ANY improvements on OSRI zoned land.

Please acknowledge receipt of this message.

From: kenote@comcast.net
To: [PDS comments](#)
Subject: P-12, New South Fidalgo Rural Residential Zone
Date: Tuesday, April 04, 2017 12:02:20 PM

Skagit County Planning Commission:

Ref: P-12, New South Fidalgo Rural Residential Zone

Comments: My wife and I object to the proposed rezoning change from Rural Reserve to SF-RR. In particular, the proposed elimination of the 2 residences per 10 acres provision currently in place. We consider it another "takings" of the value of our property similar to the downgrade rezone several years ago from a 2.5 acre minimum to a 10 acre minimum.

Sincerely,

Jim & Terie Kenote
4204 Sharpe Rd
Anacortes, WA 98221
360-293-8946

From: froghollow sisna.com
To: [PDS comments](#)
Subject: South Fidalgo P-12 proposal
Date: Thursday, March 30, 2017 1:28:03 PM

Dear Planning Commission Members,

I reside on Fidalgo Island, and I support the entire P-12 South Fidalgo proposal. The current commercial & industrial allowable uses and the CaRD option negatively impacts property values on the entire island. The rural character of the island is a compelling reason to locate here. We are developing serious traffic issues due to the rapid growth in the area, more development will greatly detract from our property values and contribute to the growing congestion.

South Fidalgo Island needs a USGS Hydrogeologic Study before more building permits are issued. Is there enough water to support the present population as the climate continues its rapid change? Go slow and carefully, start with approving the P-12 proposal.

Respectively,

Eugene Kiver
4210 Tyler Way
Anacortes, WA 98221

From: Steve Kuchin
To: [PDS comments](#)
Subject: Stephen L Kuchin, 13042 Thompson Rd, Anacortes, WA 98221, ("P-12, New South Fidalgo Rural Residential Zone")
Date: Sunday, March 19, 2017 8:02:30 PM

I have several questions about this proposal that i would like answered.

1. Who is this South Fidalgo Island group, names please ?
2. What is the real purpose of changing the zoning ?
3. How can a small group of people dictate to the county what is best for them and not for the rest of the people of Fidalgo Island ?
4. The people who live on Thompson Rd. from hwy 20 south to the top of the hill are against this re-zone.
5. We would like to see it returned to RURAL Intermediate.

Thank you, Stephen Kuchin

From: Steve Kuchin
To: [PDS comments](#)
Subject: zoning
Date: Thursday, April 06, 2017 12:07:09 PM

April 4, 2017

To: Skagit County
Commissioners

Re: Zoning change
proposed by South Fidalgo
Evergreen Group

From: Residents of
Thompson Road

Commissioners:

Thompson Road formerly Rural Intermediate and now

Rural Reserve is very unique in that most land owners have some type of business along with a church, proposed Samish Casino and Puget Sound sub station.

People purchased acreage on Thompson Road so we could build homes and start businesses and enjoy the country living. If this restrictive zoning were approved and implemented to include Thompson Road our property values and way of life would plummet dramatically.

The current zoning is already to restrictive. Lets

leave well enough alone.

Respectfully,
Steve Kuchin



Skagit County Agricultural Advisory Board

1800 Continental Place ▪ Mount Vernon, Washington 98273
office 360-416-1447 ▪ www.skagitcounty.net/planning

April 4, 2017

RECEIVED

APR - 4 2017

SKAGIT COUNTY
PDS

Skagit County Planning Commission
C/O Skagit County Planning Department
1800 Continental Place
Mount Vernon, WA 98273

RE: Comments on Proposed 2017 Docket of Proposed Policy, Code, and Map Amendments
C-2 US Bike Route 10 (Coast to Cascades Trail) Corridor Study Revision

Dear Planning Commission,

The Skagit County Agricultural Advisory Board (AAB) supports the comprehensive plan amendment: **C-2 US Bike Route 10 (Coast to Cascades Trail) Corridor Study Revision.**

This amendment will ensure that the "Unused County right of way through agricultural land between Burlington and Bayview Ridge should not be considered as a potential future route for US Bike Route 10." The AAB feels allowing the public more potential access will create problems for the farmers producing food on these parcels encumbered with this easement. Additionally, maintaining contiguous tracts of farmland is crucial to the long term viability of the agricultural economy in Skagit County. Not allowing a bike trail to bisect through farm fields is common sense. Furthermore, new food safety regulations bar unauthorized access to vegetable producing fields

Thank you for the opportunity to comment on this proposal.

Sincerely,

Nels Lagerlund, Chair
Skagit Agriculture Advisory Board
lagerwood@frontier.com
(360) 708-5383

Advisory Committee Members:

Nels Lagerlund (Chair), Kraig Knutzen, Murray Benjamin, Steve Bertelsen, Barbara Cleave,
Scott Hanseth, Michael Hughes (Vice Chair), Sloan Johnson, Greg Lee, Steve Omdal,
Terry Sapp, Tim Van Hofwegen

From: Lynne Lang
To: [PDS comments](#)
Subject: Comments on proposed P-12, New South Fidalgo Rural Residential Zone
Date: Wednesday, April 05, 2017 8:34:49 AM

Skagit County Commissioners:

We are writing to express our **strong opposition** to the newly proposed rezoning of South Fidalgo Rural Residential to the P-12, New South Fidalgo Rural Reserve Zone (SFRR). We own two properties that will be adversely affected if this rezoning is allowed to occur!

If the rezoning is allowed to go through, it will negatively affect not only the property owners, like us, but also hundreds of other Skagit County citizens, greatly diminishing their quality of life. We purchased our properties on Campbell Lake because of the current zoning which allows the activities our large, extended family and friends have enjoyed for the past 15 years.

We saved our money for many years, often working 7 days per week, to own a place on Campbell Lake. We spent our savings to purchase our properties and have paid many thousands of dollars in taxes over the past 15 years, so we feel our total opposition to the rezoning should be **strongly** considered. **Please DO NOT rezone South Fidalgo Rural Residential to P-12, New South Fidalgo Rural Reserve Zone (SFRR).**

Sincerely,
Patrick and Lynne Lang

6173 S. Campbell Lake Rd.
Anacortes, WA 98221

From: James Laurel
To: [PDS comments](#)
Subject: 2017 Docket of Proposed Policy, Code, and Map Amendments - South Fidalgo Proposal
Date: Tuesday, April 04, 2017 2:35:38 PM

FROM: Seaview 3 Homeowner's Association
Box 462
Anacortes, WA 98221

RE: South Fidalgo Proposal

The Board of the Seaview 3 Homeowners Association, representing 24 homes on South Fidalgo, is in favor of the proposed new zoning for South Fidalgo. This new zoning will help to preserve the unique character of our area.

Our neighborhood is already experiencing increasing traffic and the resulting noise on the adjacent Rosario Road. We also understand increased activity will occur due to the expansion of the nearby gravel quarry. An further impact is the increased over flights from the Navy base.

The revised zoning should eliminate some of the commercial uses which might cause even more significant increased traffic, noise and odor as well as additional burden on our aquifer.

Respectfully,
Jim Laurel, President
Seaview 3 Homeowners Association
360-588-1360 (home)
Home address: 3918 Bay Ln, Anacortes, WA 98221

From: Jean Lee
To: [PDS comments](#)
Subject: P-12, New South Fidalgo Rural Residential Zone
Date: Tuesday, April 04, 2017 6:19:54 PM

To the Planning Commissioners,

My husband and I live in a Rural Reserve area near Rosario Beach and support the P-12 South Fidalgo proposal. We understand that you are not considering allowing Conservation and Reserve Developments (CaRDs) because that could negatively impact the island's rural water supply. We think we have a good well, but we can never be certain whether we have enough during the long dry summers. Many of our neighbors do not have enough water in their wells, so we realize we are lucky - so far.

It is clear to us, living very close to Rosario Beach, that prior zonings have not been complied with, or upheld by the county. (For example there is a small apartment complex on the beach, family clustering of three residences with a shared well in the area and probably several residences that do not have legal septic fields) We realize how difficult it is to comply with all of the set back requirements unless you have at least a rectangular or circular five acrea lot. Our desire is to leave the South end of the Island, more or less as it is and this will be insured if you, as the Planning Authority, stick to the rules. Our understanding of the rules is 10 acrea minimum, no industrial activity, hopefully no clustering. We support these rules.

Our names are Julian and Jean Lee, and our mailing address is PO Box 2009, Anacortes, Wa 98221.
We reside at 3701 Rosario Crest Lane, Anacortes.

RECEIVED

APR - 4 2017

SKAGIT COUNTY
PDS

Margaret Leopold
5756 Campbell Lake Road
Anacortes, WA 98221
425-876-3721

RECEIVED

2017

SKAGIT COUNTY
PDS

April 4th, 2017

Planning & Development Service
1800 Continental Place
Mt. Vernon, WA 98273

Re: 2017 Docket of proposed Policy and map amendment –South Fidalgo Proposal

To Whom It May Concern:

I live on Fidalgo Island and I support the entire P-12 South Fidalgo proposal.

I am very concerned that the current commercial and industrial approved use and the CARD option will negatively impact the quality of life for Fidalgo residents and South Fidalgo's rural character.

I have witnessed Marijuana shops popping up all over. I am fearful that if we do not limit commercial and industrial use on South Fidalgo, we will face potential Marijuana growers trying to establish themselves on South Fidalgo.

Many Hikers, Cyclists, Bird watchers, climbers and nature enthusiasts come to Anacortes to experience the Diversity of our town and the Rural aspects of South Fidalgo. We need to protect this unique area for future generations.

Like so many other residents, I worry about the status of the area's aquifer. I urge the planning commission recommend the county apply for a USGS Hydro Geologic study on South Fidalgo. I believe CARD permits should not be issued until this study can verify if the islands rural water supply is a sole source aquifer.

Thank you,

Margaret A. Leopold

Margaret Leopold

From: Peggy Leopold
To: [PDS comments](#); [Roger Robinson](#)
Subject: 2017 Docket of Proposed Policy, Code, and Map Amendments - South Fidalgo Proposal
Date: Tuesday, March 28, 2017 4:42:20 PM

Mark & Margaret Leopold
5756 Campbell Lake Road
Anacortes, WA 98221
360-630-5267

March 28th, 2017

To whom it may Concern:

We live in South Fidalgo and would be directly impacted by a change in zoning. We are very much in favor of the zoning restrictions to protect the unique character of South Fidalgo Island. Due to the legalization of Marijuana, we are concerned that wholesale growers may try and establish a “grow” business in our area which we feel would have a negative impact, and we would like to make sure that does not happen.

Anacortes is a growing town and has many amenities for visitors. Preserving the rural aspects of South Fidalgo would help to protect the diverse feel of our community. Many people come to experience the rural sense of “getting away” on the trails and Forest Lands. This rezoning would help to protect the Forest Lands, while allowing visitors to experience a rural setting.

Please make necessary changes to the zoning and restrict the industrial and commercial uses that would negatively impact our community.

Thank you for the opportunity to express our concerns,
Mark & Margaret Leopold

Mark Leopold
5756 Campbell Lake Road
Anacortes, WA 98221
425-879-7120

RECEIVED
APR - 4 2017
SKAGIT COUNTY
PDS

April 4th, 2017

Planning & Development Service
1800 Continental Place
Mt. Vernon, WA 98273

Re: 2017 Docket of proposed Policy and map amendment –South Fidalgo Proposal

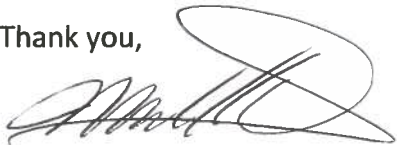
To Whom It May Concern:

I live on Fidalgo Island and I support the entire P-12 South Fidalgo proposal.

I am very concerned that the current commercial and industrial approved use and the CARD option will negatively impact the quality of life for Fidalgo residents and South Fidalgo's rural character.

I worry about the status of the area's aquifer. I urge the planning commission recommend the county apply for a USGS Hydro Geologic study on South Fidalgo. I believe CARD permits should not be issued until this study can verify if the islands rural water supply is a sole source aquifer.

Thank you,



Mark Leopold

From: Mark Lundsten
To: [PDS comments](#)
Subject: 2017 Docket of Proposed Policy, Code, and Map Amendments - South Fidalgo Proposal
Date: Monday, April 03, 2017 9:06:29 PM

Dear Skagit County Planning and Development Services,

I wholeheartedly support the P-12 South Fidalgo 2017 Docket Amendment. Please APPROVE P-12.

Like every one of my neighbors, I value the privilege of living on South Fidalgo. With the allowed commercial and industrial uses, though, I am concerned about the future quality of life in this area. South Fidalgo has its own beautiful character, both rural and pristine, with Deception State Park right next to us. This character is essential to our quality of life and to our property values.

Those issues all matter. But perhaps most important of all, we need to assess and take care of the water supply that we have. Unlike the city of Anacortes, we do not draw our water from a very large river. We rely on an aquifer, an unknown quantity. The most important idea included in the P-12 Amendment is that we need to apply for a USGS Hydrogeologic Study on South Fidalgo. Knowing how much water we have in our aquifer system is essential for every single resident of South Fidalgo. The residents of Guemes, Camano, Whidbey, and Marrowstone wisely have chosen to do this study already. We need to do the same. It's a fundamental issue, and common sense.

P-12 does not take any water or anything else away from anyone. It asks that we simply respect and take care of what we all presently have by making sure that it is sustainable. The P-12 Amendment will allow us to assess the water supply and to maintain our healthy community into the future.

Please do not endanger the jewel that is South Fidalgo. SUPPORT the P-12 Amendment. It's the best plan.

Sincerely,
Mark Lundsten

14791 Taggart Quarry Road
PO Box 1376
Anacortes, WA 98221

360-293-9395

From: Teru Lundsten
To: [PDS comments](#)
Subject: 2017 Docket of Proposed Policy, Code, and Map Amendments - South Fidalgo Proposal
Date: Thursday, April 06, 2017 4:04:03 PM

Dear Planning Commissioners,

I live on South Fidalgo Island, and support the entire P-12 South Fidalgo proposal.

I am greatly concerned that the current commercial and industrial approved uses in the Rural Reserve code (and the CaRD option) will adversely impact the quality of life of South Fidalgo residents like myself, and South Fidalgo's rural character. I am also concerned about the fate of wildlife in the area.

Finally, the status of the area's aquifer concerns me, and I urge the planning commissioners to recommend that the county submit an application for a USGS Hydrogeologic Study on South Fidalgo before any more CaRDs are created on South Fidalgo. I request that the county stop handing out CaRD permits until this study has determined whether or not the island's rural water supply is a sole source aquifer.

Thank you,
Teru Lundsten
P.O. Box 1376
Anacortes, WA 98221
(360) 293-9395

From: bret_lunsford@frontier.com
To: [PDS comments](#)
Subject: P-12, New South Fidalgo Rural Residential Zone
Date: Monday, April 03, 2017 4:48:50 PM

P-12, New South Fidalgo Rural Residential Zone
Comments on proposed "P-12, New South Fidalgo Rural Residential Zone"
pdscomments@co.skagit.wa.us

To Skagit County Planning & Development Services,

I am a rural property owner on Fidalgo Island. I support the Skagit County Planning & Development Services Department's recommendations on the new South Fidalgo Rural Residential Zone. In particular, I support the continuation of CaRD, recommended as follows:

"The Department recommends **against** eliminating CaRDs in the SF-RR zone, on the basis that the clustering and open space provisions of CaRDs are valuable tools to encourage more efficient land development and the preservation of larger areas of open space. The CaRD ordinance could be improved but it should not be eliminated."

To clarify, the Department's recommendation is **against eliminating** CaRDs and includes a recommendation **against eliminating** the CaRD density bonus.

While I applaud many of the stated goals of the people involved in the Save South Fidalgo group, I believe that CaRD has been misrepresented in the group's published statements. By focusing entirely on the reserve development aspect of CaRD, the environmentally positive aspects of the CaRD are ignored, namely:

- "retains larger expanses of property available for **agriculture, forestry, recreation**"
- "**continuity of open space or ecological functions characteristic of the property**"
- "has greater design requirements"

The main issue motivating CaRD prohibition seems to be worries about the "reserve development" aspect of CaRD. I would be in favor of eliminating the "future development" language from the CaRD, and renaming it Conservation and Restricted Development, which more accurately describes what the CaRD was designed for, and how it has functioned. It is useful to note how few CaRD lots have been created on Fidalgo Island: "According to the Department's permit data base, the County approved two CaRD land divisions in Rural Reserve on Fidalgo Island between 2005 and 2015. Those CaRDs resulted in five development lots—three of them through density bonuses—and two open space lots."

In conclusion, I thank all of the people who have worked on improving zoning on South Fidalgo, and I believe that the Skagit County Planning & Development Services Department's recommendations are the best application of the conservation and rural preservation goals motivating all concerned.

Respectfully,

Bret Lunsford
11493 O Avenue
Anacortes, WA 98221

From: Pat and Mary Lyons
To: [PDS comments](#)
Subject: P-12, New South Fidalgo Rural Residential Zone
Date: Tuesday, April 04, 2017 9:17:22 AM

Dear Planning Commissioners,

I am a resident of South Fidalgo Island. The P-12 New South Fidalgo Rural Residential Zone has my full support.

This part of Fidalgo Island is served by an aquifer, our only source of water. Many of the Rural Reserve approved commercial and residential uses could negatively impact our access to water. CaRD areas would do the same.

These uses would also ruin the character of South Fidalgo. Forever.

Please don't let this happen by supporting the P-12 proposal.

Thank you for your time,

Mary Lyons
4039 Sharpe Road
Anacortes, WA 98221

From: MACHINS@aol.com
To: [PDS comments](#)
Cc: rogerarobinson@gmail.com
Subject: P-12 South Fidalgo 2017 Docket Amendment
Date: Sunday, March 12, 2017 7:21:03 AM

Dear Planning Commissioners,

In November 2015, South Fidalgo residents made a proposal to the County Commissioners for a 2017 Comprehensive Plan Amendment that would, if adopted, create *some safeguards* for the South Fidalgo Rural Reserve Zone. It eliminates a number of the commercial and industrial uses presently allowed and limits the doubling of building density with the CaRD loophole. The County Commissioners recognized the merit of this proposal and docketed it for further public discussion.

The Proposal, if adopted, Will Have the Following Effect:

- Renames the present Rural Reserve Zone on Fidalgo Island to, "South Fidalgo Rural Residential" Zone (SF-RR).
- Maintains the same base residential density as the county wide Rural Reserve Zone, 1 residence per 10 acres.
- Removes 20 odious commercial & industrial allowed uses, e.g. Hazardous & Non-Hazardous Waste Disposal & Storage, Anaerobic Digester, Motorbike Race Tracks, etc.
- Continues to allow Home Based Businesses.
- Continues to allow pre-existing permitted non-residential uses.
- Will not allow CaRD development. At an minimum, the density bonus will be eliminated.
- The other zones on South Fidalgo, e.g. Rural Intermediate, Rural Business, Rural Resource, etc. will not be affected.

Well Water Shortages vs Greater Housing Density:

The new SF-RR zone will eliminate the CaRD option which allows higher density development.

Presently, the county "throws in" a density bonus (an extra house) if a developer uses the CaRD loophole "to cluster" houses. Clustering is a good concept to preserve open space. However it does not deserve a double impact on our Rural Lifestyle or our Sole Source Aquifer to accomplish it. Planning for the future, every new house that taps into the aquifer puts more stress on the limited water supply. After the permit money is collected, CaRD's double the housing, driveways, lights, cars and traffic, noise, septic issues and well water usage.

The Planning Department, the people hired by the county - not the volunteer Planning Commission, has proposed a 2nd option for CaRD's that keep CaRD's on South Fidalgo for 'clustering of building lots on larger properties' but eliminates the density bonus presently allowed in CaRD developments. Even the Planning Department understands our water shortage problems.

Please understand I support the following:

- ***No higher building density.***
- ***That I do not want certain commercial and industrial uses in our neighborhood.***
- ***I want to preserve our Sole Source Aquifer.***

Thank you for your consideration for the proposed "South Fidalgo Rural Residential Zone (SF-RR)".

Rick Machin

4091 Edith Point Road, Anacortes

360-299-1213

> From: Phil [<mailto:pwmad@fidalgo.net>]
> Sent: Sunday, March 12, 2017 1:05 PM
> To: PDS comments
> Subject: P-12 south Fidalgo Docket Amendment

>

>

> Dear Commissioners:

>

> Please list my name among those that support the amendment as proposed by South Fidalgo Island residents. I oppose increasing building density and any commercial uses of south Fidalgo Island land. Please respect the wishes of long time residents of Fidalgo island such as myself.

> Thank you.

> Philip Madden
13754 Rosario rd
Anacortes

>

From: Timothy Manns
To: [PDS comments](#)
Subject: 2017 Docket of Proposed Policy, Code, and Map Amendments
Date: Thursday, April 06, 2017 10:25:09 AM

Dear Skagit County Planning Commissioners,

I am writing on behalf of Skagit Audubon Society and its 232 members families to comment on an item in the list of proposed 2017 amendments to the county's Comprehensive Plan. We oppose amendment C-2 (*US Bike Route 10 (Coast to Cascades Trail) Corridor Study Revision*) and request that you omit it from your recommendations to the Board of County Commissioners. We strongly support planning for Bike Route 10 through Skagit County and putting the route in place as soon as possible. Bicycle routes are an asset to the citizens of Skagit County in many ways. They support healthy exercise and provide an alternative to motorized transportation for people commuting to work or going about other daily activities. As a conservation group, we are very interested in reducing the need to use fossil fuel, and the transportation sector is one area where this can be done. Bike routes also support the local economy by attracting tourism.

We believe the county-owned, unused right-of-way which C-2 would forbid being used for Bike Route 10 should be evaluated along with equally safe alternate routes. If the study finds the unused right-of-way to be the best route, its use for that purpose should then, and not preemptively, be weighed, with public input, against the loss of farm land. Interference with farming operations should be carefully considered as well at that time, though we have great confidence in the ability and flexibility of Skagit Valley's farmers to accommodate passing bicyclists. The staff report on the proposed Comprehensive Plan amendments does not estimate how many acres of farmland could be lost to a bike lane, but it does point out that using this right-of-way for a road would certainly take far more. We support the staff recommendation that if a road is built along this right-of-way, it should incorporate a bike lane and pedestrian sidewalk.

If the concern of the proponents of C-2 is truly the loss of farmland, C-2 should be accompanied by a plan to sell these publicly owned agricultural acres with agricultural easements to the owners of the adjacent farmland to ensure the land remains in agriculture. If C-2 is adopted and the county continues owning this farmland, it might appear that the amendment is actually about blocking implementation of Bike Route 10 rather than protecting farmland in perpetuity. We request that the County add the Bike Route 10 Corridor Study to the Transportation Improvement Program list so that the study and implementation can move forward.

Sincerely,

Timothy Manns

Conservation Chair
Skagit Audubon Society
PO Box 1101
Mount Vernon, WA 98274

From: Jim McClane
To: [PDS comments](#)
Subject: P-12 South Fidalgo 2017 Docket Amendment
Date: Sunday, April 02, 2017 11:32:32 AM

We live on Deception Road on South Fidalgo Island and I wholeheartedly support the P-12 proposal. The potential negative impact on our quality of life cannot be overstated if any of the currently allowable uses are undertaken. Most are simply incompatible with the residential nature of our neighborhoods and will only lead to more litigation and more consternation for both the residents and the county planners and officials. Let's remove these uses now and preserve what's left of this beautiful part of Skagit County.

Sincerely,

Jim and Patty McClane
15264 Deception Road
Anacortes, WA 98221



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From: Mark Miller
To: [PDS comments](#)
Subject: 2017 Docket of Proposed Policy, Code, and Map Amendments - South Fidalgo Proposal
Date: Monday, April 03, 2017 2:00:05 PM

Dear Planning Commissioners,

We have lived on South Fidalgo Island for the past 25 years and want you to know that we support the entire P-12 South Fidalgo proposal.

We are concerned that the current commercial and industrial approved uses in the Rural Reserve code (and the CaRD option) are not compatible with this unique corner of Skagit County and that they have the potential to negatively impact the quality of life and Fidalgo's rural character. There is also concern about the status of the South Fidalgo aquifer and the ability to access water into the future.

I respectfully request that you vote in favor of the entire P-12 South Fidalgo proposal.

Thank you for your attention to this issue.

Best Regards,
Mark and Alison Miller
5850 Buttram Lane
Anacortes, WA 98221
Mobile 360-941-5369
Email; mtmiller@fidalgo.net
Email; alison@odetolearning.com

From: wildwoodmtn@comcast.net
To: [PDS comments](#)
Subject: South Fidalgo
Date: Wednesday, April 05, 2017 10:44:54 AM

Good afternoon Ron:

I will not be at the meeting about the zoning changes to south Fidalgo Island, prior meeting. I am very familiar with the group that is behind this change. I worked very hard against the election they had creating their group, even ran against one of them. I guess the short version is I am against anything they want. I see nothing wrong with the way things are. Please support no changes.

Thank you

Will Moffitt
4385 wildwood ln.
Anacortes.
Lake Erie

360 941 5623

From: Kevin Montgomery
To: [PDS comments](#)
Cc: [Dennis Duban](#)
Subject: P-12 South Fidalgo 2017 Docket Amendment
Date: Wednesday, March 22, 2017 11:08:11 AM

March 22, 2017

Skagit County Planning Commisioners

1800 Continental Place

Mount Vernon, WA 98121

Re: Zoning of South Fidalgo Island

Dear Commisioners:

We are writing in favor of the proposed South Fidalgo Rural Residential Zone (SF-RR). We have been residents of South Fidalgo for over thirty years. We came to this special place in 1986 and we were immediately drawn in by the natural beauty and unspoiled terrain that was abundant and profound. We have seen over the years the understandable growth that has pushed forward on Fidalgo Island and in Anacortes and have always been a proponent of measured and careful development so that we can preserve the unparalleled beauty that brought everyone to this special corner of the globe.

We kindly urge you to help keep the unspoiled nature of this special part of the Island by adopting the new residential zoning that has been proposed. It is vital to keep unneeded or wanted commercial and industrial uses such as Hazardous and Non-Hazardous Waste Disposal & Storage, Anaerobic Digester, Motorbike Race Tracks, etc....these would obviously be unharmonious ventures near our forests, lakes and coastline. Re-zoning will minimize development and not bring unwanted traffic and congestion, stress on our sole source aquifer and the kind of development that threatens to destroy the very natural beauty that enchants everyone that lives or visits here.

This is very personal for us. We were so disturbed by the threat of development that we partnered with the San Juan Preservation Trust and Skagit County Parks to save the Montgomery-Duban Headlands from development and preserve it for everyone to enjoy forever. So we obviously feel that we must do everything possible to keep South Fidalgo the

haven and sanctuary that is and hopefully will be for generations to come.

Very Truly Yours,

Kevin & Dennis Montgomery-Duban

14121 Devin Cliff Lane

Anacortes, WA 98221

From: Diane Murray
To: [PDS comments](#)
Subject: 2017 Docket of Proposed Policy, Code, and Map Amendments
Date: Tuesday, April 04, 2017 10:29:17 AM

I am a Guemes Island resident and want to prevent overdevelopment and promote protection of our sole-source aquifer. Once a CaRD has been approved by Skagit County, a cap should be placed on additional residential development within the designated property.

I support the proposed Comprehensive Plan amendment P-7 that will permanently protect open space that is designated in a CaRD development on Guemes Island.

I ask the Planning Commission to approve this amendment that is supported by the Planning and Development Services Department, the Guemes Island Planning Advisory Committee, and the Guemes Island Subarea Plan.

Thank you for considering my comments.

Diane Murray
6056 Section Avenue
Guemes Island
Anacortes, WA 98221

From: Gail
To: [PDS comments](#)
Subject: 2017 Docket of Proposed Policy, Code, and Map Amendments
Date: Wednesday, April 05, 2017 11:55:30 AM

Members of the Skagit County Planning Commission:

I urge you to pass Proposal P-7 to establish permanent protection for the open spaces created by CaRD developments on Guemes Island. Guemes is a small island with a sole-source aquifer designation. Except for one small neighborhood on the west shore that has already experienced salt water intrusion forcing it to rely on a reverse osmosis system, the rest of us rely on well water. While CaRD developments allow for population expansion on the island, they both preserve the rural aspect of the island and limit the number of future wells dependent upon our aquifer. CaRDs as they were originally created are the perfect solution for population growth on Guemes Island.

Thank you for your consideration of my comments,

Gail Nicolls

7802 West Shore Drive

Anacortes, WA 98221



This email has been checked for viruses by Avast antivirus software.

www.avast.com

From: Don Nielsen
To: [PDS comments](#)
Subject: 2017 Docket of Proposed Policy, Code, and Map Amendments-South Fidalgo Proposal
Date: Monday, April 03, 2017 11:01:34 AM

Dear Commissioners:

I support the P-12 proposal as it is docketed.

Please approve it at your meeting on the 4th. Unfortunately, I can not be there to publicly and verbally give you my comments, but you need to know that the residents of the Island, particularly those of us who live on the South part of the Island want you to support this Docket.

Thank you for considering this request.

Donald P. Nielsen
15267 Gibraltar Road
Anacortes, WA 98221

From: Carl Nyberg
To: [PDS comments](#)
Subject: South Fidalgo zoning changes
Date: Thursday, March 16, 2017 11:46:25 AM

whom it may concern,

My name is Carl Nyberg, and I live at 15163 Rosario road. My family currently owns 84 acres on south Fidalgo that would be directly affected by the proposal to change the zoning in this area.

The recent proposal to change south Fidalgos zoning is shortsighted, unfair, and ultimately counterproductive to its stated aim of controlling growth. Not only would it hamper the already reasonable uses of the property who's "rural character" it seeks to "preserve", it also fails to take into consideration

1. Owners property rights and the devaluation this change would bring to their property
2. The opportunity that new businesses will bring to the area in terms of employment for locals and revenue for the County
3. The low impact of the uses and services the current zoning currently allows
4. The reality that no actual problems that have been created by any of the uses provided for under the current zoning.

One would think this in and of itself this refutes any arguments for changing the existing zoning, as it is clearly already working.

4. The park systems budget and corresponding inability to absorb the growing throngs of tourists, and the need this creates for more private campgrounds and recreational businesses in the area
5. The ultimate reality that the biggest growth problem the area will be facing in the future will be the inability of the existing infrastructure and parks system to absorb the constantly growing numbers of seasonal tourists
6. The shortsightedness of closing off needed economic opportunities in the area that would not only create jobs and revenue for the county, but also assist in absorbing tourist traffic into the types of businesses that would no longer be allowed if this self serving change is implemented.

We also find it very ironic that our reward for not developing our property while the rest of the island has been built to its limits could be more restrictions and limitations to our land and its uses that seriously calls into question the logic of our continuing to own and pay taxes for property that would ultimately not be able to pay for itself in any way.

Reality and the actual needs of the area should be more important in terms of zoning than changing it to soothe the self created anxiety of a few people looking out their windows and stammering about what could be.

This sort of thinking should not be allowed to affect zoning laws whose current writing allows for what will be.

Please take these facts into consideration before allowing this shortsighted and fuddy-duddy minded change to be implemented.

It really is not in the interests of the County or its residents.

Thank you,

Carl H. Nyberg

From: Susan O'Donnell
To: [PDS comments](#)
Subject: 2017 Docket of Proposed Policy, Code, and Map Amendments
Date: Tuesday, April 04, 2017 10:17:20 PM

Hello,

I am a Guemes Island resident and want to preserve the rural character of our island and protect our sole source aquifer. I support amending the Skagit County Code (Chapter 14.18 Land Divisions) to require permanent protection of any open space designated through a CaRD subdivision on Guemes Island.

I like the word permanent. This needs to be made perfectly clear so that current and future owners cannot try to get around the intent of the program. Which is to protect the fragile aquifer. Many of us go to great lengths to conserve water and use wisely what rain fall there is in the driest months. Limiting development to the smallest portion of a piece of property and allowing no further sub-division has been carefully considered and leaves open space to the natural renewal by rain fall, sunshine, natural growth of plant and animal life and opportunity for others to be in a space safe and uncomplicated by urban growth or industry.

Thank you for considering the fragility of this special place.

Susan O'Donnell

6112 So. Shore Rd

Anacortes WA 98221

From: PATRICK O'HEARN
To: [PDS comments](#)
Subject: P-7 Guemes Island 2017 Docket Amendment
Date: Monday, April 03, 2017 10:05:38 AM

Dear Sirs,

Attached please find my letter in support of P-7, amendment to the 2017 Docket. I am resending it as my first email did not contain my address.

Thank You,

Patrick M. O'Hearn

11039 Post Drive

Anacortes, Wa 98221



**Evergreen Islands
Board of Directors**

Tom Glade
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mailing address
P.O. Box 223
Anacortes WA 98221

web address
evergreenislands.org

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Evergreen Islands is a
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EVERGREEN ISLANDS

April 4, 2017

To: Skagit County Planning Commission
Kathy Mitchell, Kathi Jett, Ann Marie Lohman, Amy Hughes, Joshua Axthelm,
Tim Raschko, Tammy Candler, Hollie Del Vecchio, Martha Rose
CC: Evergreen Islands Board of Directors

Re: Skagit County Comprehensive Plan – Map, and Code Amendments

Dear Planning Commissioners:

On behalf of Evergreen Islands, I am writing to support proposed Amendment P7. The proposal amends the Guemes Island Comprehensive Plan and recognizes that Guemes Island has a sole source aquifer which limits growth potential. The proposal was part of the GIPAC amendments the Board docketed for the 2016 Update however the Skagit County Planning department inadvertently omitted the item from the 2016 update. The proposal's inclusion in the 2017 update will correct this omission and will clarify that any open space designated through a CaRD subdivision on Guemes Island be granted permanent protection. Guemes Island is not in an Urban Growth Area and the sole source aquifer cannot support large amounts of future urban development.

At present, there is no permanent protection of open space through a conservation easement. In fact, the open space is only protected so long as the property's zoning remains the same. By amending the Plan, future "up zones" of open space property would not be allowed and the islands density would be preserved at a more appropriate level.

In support of this amendment I would offer the following letters (attached):

1. The May 1994 Department of Ecology letter to the then existent Skagit County Department of Public Health. This letter clearly outlined the danger to the Guemes Island aquifer that would be caused by too many wells, especially around the perimeter of the island. Increased development supported by an increased number of water wells increases the risk of salt water intrusion into the aquifer. As long ago as 1994, the D.O.E. recognized that chlorine intrusion was taking place, especially in the north end of Guemes.
2. The August 2010 letter from Evergreen Islands to the Skagit County Planning and Development Services re the Guemes Island Subarea Plan clearly states the present danger to the sole source aquifer created by over-pumping, especially around the edges of the freshwater aquifer.

Both these letters make it clear that the future of Guemes Islands water supply is highly dependent on future water use and that future growth must be limited by these constraints. To this end, the recognition that CaRD related open space be preserved is a necessary amendment to the Guemes Island Subarea Plan.

Respectfully Yours,

Patrick M. O'Hearn
Director, Evergreen Island



STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

Northwest Regional Office, 3190 - 160th Ave. S.E. • Bellevue, Washington 98008-5452 • (206) 649-7000

May 27, 1994

Mr. John Thayer
Environmental Health Director
Skagit County Department of Health
County Administration Building, Room 301
700 South Second
Mount Vernon, WA 98273-3864

Dear Mr. Thayer:

This letter is to express concern held by the Water Resources and Water Quality Programs of Ecology regarding ground water withdrawal on Guemes Island. Ecology has historically been involved with water rights administration, ground water quality surveys, SEPA review and water availability questions on Guemes. Several of our staff have been working with your department and Guemes Island residents regarding sea water intrusion in island aquifers.

Several areas of the island are experiencing elevated chloride levels in ground water wells. The data indicate that some parts of the island are experiencing significant sea water intrusion.

We are particularly concerned about the north end of the island, specifically that part lying within Township 36 North. Ground water sampling data indicate consistently high chloride values often exceeding 100 mg/l.

As you may know, Ecology uses 100 mg/l as the threshold for indicating a medium risk of sea water intrusion.

Pumping from near shore wells with elevated chloride concentrations usually induces movement of saline water into the fresh water aquifer. This initially occurs in the vicinity of the pumping well intake. The cumulative effect of numerous withdrawals will eventually cause large scale saline intrusion of the coastal aquifer. The Antidegradation Policy, as stated in the Water Quality Standards for Ground Waters, Washington Administrative Code (WAC) 173-200-030, ensures the purity of **the state's ground waters** and protects the natural environment. Permitting saline



Mr. John Thayer
Page 2
May 27, 1994

intrusion into fresh water aquifers could be a violation of the **state's Antidegradation Policy**, and can cause adverse water quality effects in existing wells.

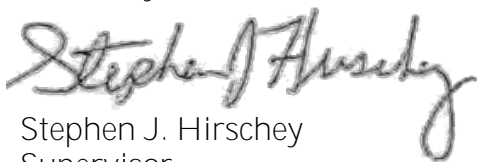
For these reasons, we would recommend limiting new well construction on the north end of the island. We would encourage no well site approval or plat approval for developments planning on using ground water from this part of the island, unless they have a valid permit from Ecology. We would also recommend the county discourage wells completed within unconsolidated materials near the coast island-wide.

We are interested in working with the county regarding water supply and water quality issues on Guemes Island. We see the ground water resource in the area as important and vulnerable to overdraft. We look forward to evaluating the recently completed USGS study on Guemes Island ground water. When our staff resources allow, we would welcome meeting with appropriate county agencies toward a cooperative evaluation of water supply issues for the whole island.

In summary, we have concerns regarding how the County can make findings of adequacy of water in this part of Guemes Island under Section 63 of the Growth Management Act. With this in mind, we would encourage you to deny well site approvals until a site specific management program is in place. We recognize that this may cause difficulties in the development community, but it is better to address water availability now than when the property has been platted and homes built.

If you have any questions regarding our concerns, please call either of us. Thank you for your consideration.

Sincerely,



Stephen J. Hirschey
Supervisor
Water Resources Program



John Glynn
Supervisor
Water Quality Program

SJH:eg:w
Enclosures



EVERGREEN ISLANDS

REVISION A

To: Carly Ruacho, AICP, Senior Planner
Skagit County Planning & Development Services
1800 Continental Place
Mount Vernon, Washington 98273

August 13, 2010

CC:

Re: Proposed Guemes Island Subarea Plan
Chapter 2. Land Use Element – Revised Comments

Evergreen Islands
Board of Trustees

Tom Glade
President

Mike Banner
Vice President

Brenda Lavender
Secretary

Kathryn Alexandra
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Mark Backlund
Rich Bergner
Steve Clark
Ryan Walters
Brian Wetcher
Julie White

mailing address
P.O. Box 223
Anacortes WA 98221

web address
evergreenislands.org

tax deductions
Evergreen Islands is a
501(c)(3) organization.
Your contributions are
tax-deductible.

Dear Ms. Ruacho:

On behalf of Evergreen Islands, I present the following comments regarding the Proposed Guemes Island Subarea Plan (the Plan). The purpose of Evergreen Islands is to promote, protect, and defend the unique ecosystem involving the saltwater islands of Skagit County and their environs with particular emphasis on the quality of human interaction and impact on this environment.

Our comments will be submitted in a series of letters, one letter for each of the Plan chapters. This letter presents our comments regarding the Land Use chapter.

In planning the future of Guemes Island, the single most dominant and overriding issue is that the fact that the Guemes Island water supply depends primarily on its Sole Source Aquifers. Another vital issue is that the aquifer recharge areas that feed the Sole Source Aquifers are designated as a Category I Critical Recharge Area¹. A vital corollary issue is that the aquifers are fresh water lens aquifers; aquifers that get thinner as they near the shorelines. A compounding issue is that most of the existing housing are near the shorelines and most of the potential housing will be near the shorelines.

¹ Skagit Count Code 14.24.310

2. Land Use Element

The Fresh Water Lens

On pages 18 and 19, the Plan discusses the County Seawater Intrusion Policy as follows (emphasis added):

Seawater intrusion affects some public and private water wells on Guemes Island. Fresh water, being less dense than seawater, will float as a lens on top of seawater. The lens of freshwater is thinnest at the coastal edges and thickens landward. Fluctuations occur depending on seasonal rainfall (aquifer recharge), soil characteristics and tidal movement. **Over-pumping areas, which are under the influence of seawater intrusion, will further degrade the aquifers and pull in more seawater. All of Guemes Island is subject to the County Seawater Intrusion Policy requirements for any new development.**

Figures 1a, 1b, and 1c from the Earth Science Organization² illustrate the fresh water lens phenomena.

² Contamination by Sea Water, Earth Science Organization

<http://www.earthsci.org/education/teacher/basicgeol/groundwa/groundwa.html#TheWaterTable>

Figure 1a. The Fresh Water Lens

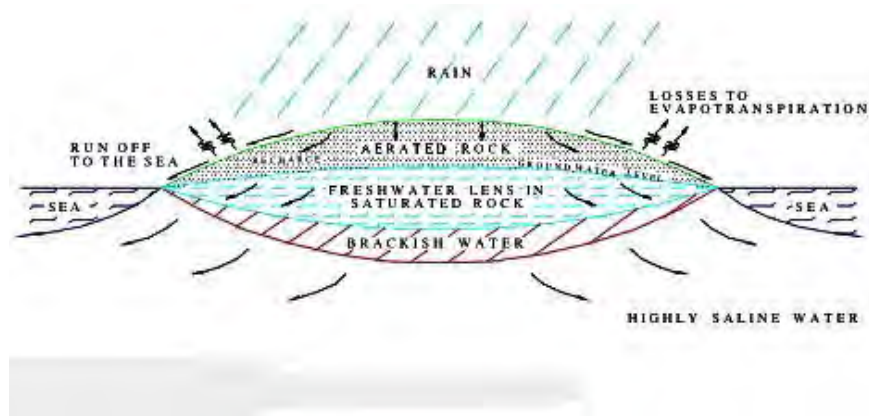


Figure 1b. The Fresh Water Lens

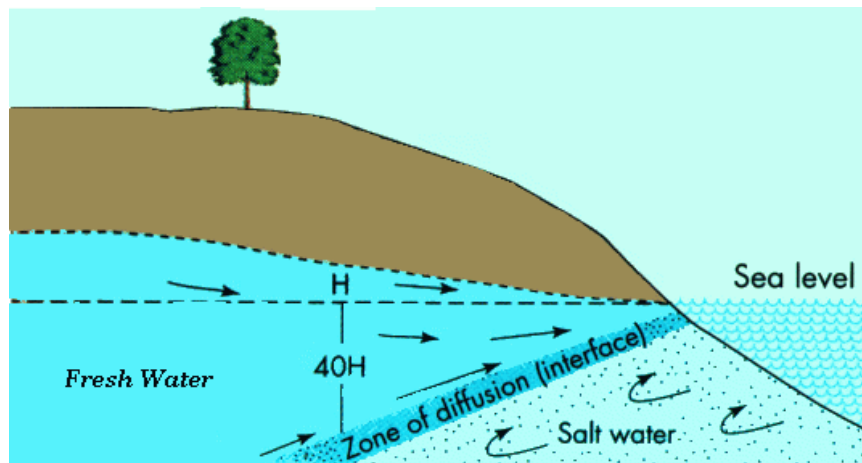
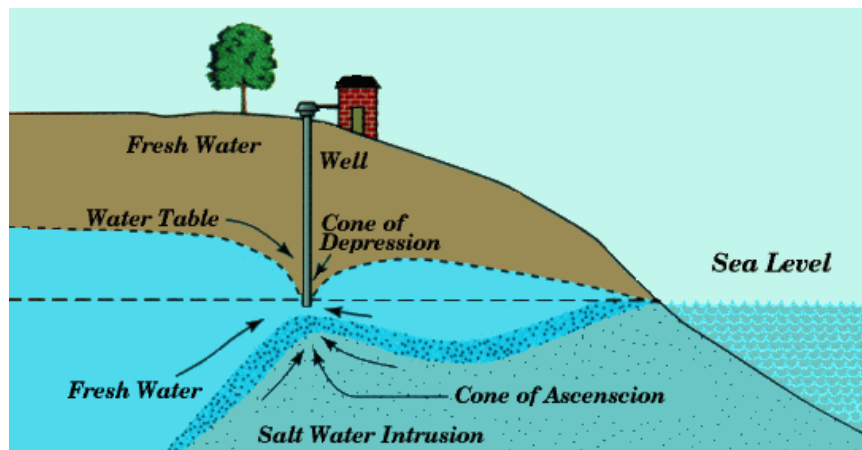


Figure 1c. The Fresh Water Lens



The Guemes Island Aquifers' Capacities were exceeded by the year 2006.

Figure 2, a copy of the Plan's Figure 5.6, illustrates the chloride levels in the drinking water wells on Guemes Island.

A summary of the data is as follows:

- 7 wells exceed 200 mg/L and are unfit for human consumption
- 4 wells are between 100 mg/L and 200 mg/L are above Ecology's threshold.
- 40 wells are between 25 mg/L and 100 mg/L.

The figure indicates that over 50 wells are either degraded, injured, or destroyed by seawater intrusion. ***These results indicate that the capacity of the Guemes Island aquifers to produce drinking water have not only been reached but also have been exceeded.***

On p. 26, the Plan states, "The Rural Intermediate zone will shoulder the majority of the island's future growth." On p. 27, the Plan states (emphasis added), "This zone contains the greatest risk of adverse environmental effect upon critical areas because ***much of it is located near the shoreline.***" Now note that on p. 22, Table 2.2, Present and Potential Development on Guemes Island, indicates that ***Guemes Island's Rural Intermediate zones have the potential for another 943 homes!***

Taking into consideration the following facts:

- The fresh water lens is thinnest at the shorelines.
- The majority of the existing homes are close to the shorelines.
- Most of the potential homes will be close to the shorelines.
- Increased utilization of the aquifers will negatively impact the availability of fresh water for homes close to the shorelines, both existing and potential.

Based on these facts, the following rough estimate can be made for homes in the Rural Intermediate Zone:

For every new home, the water quality for an existing home will significantly be degraded.

Figure 2a. The Plan's Figure 5.6, Well Chloride Levels

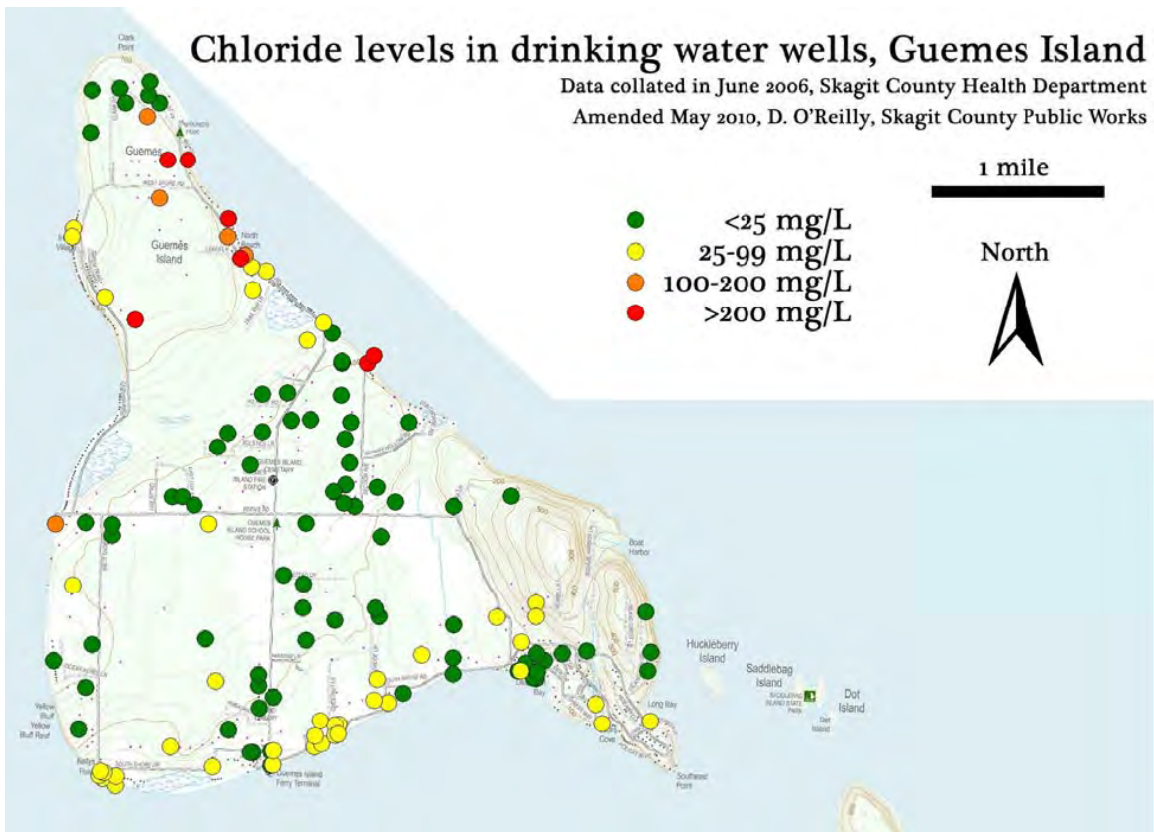
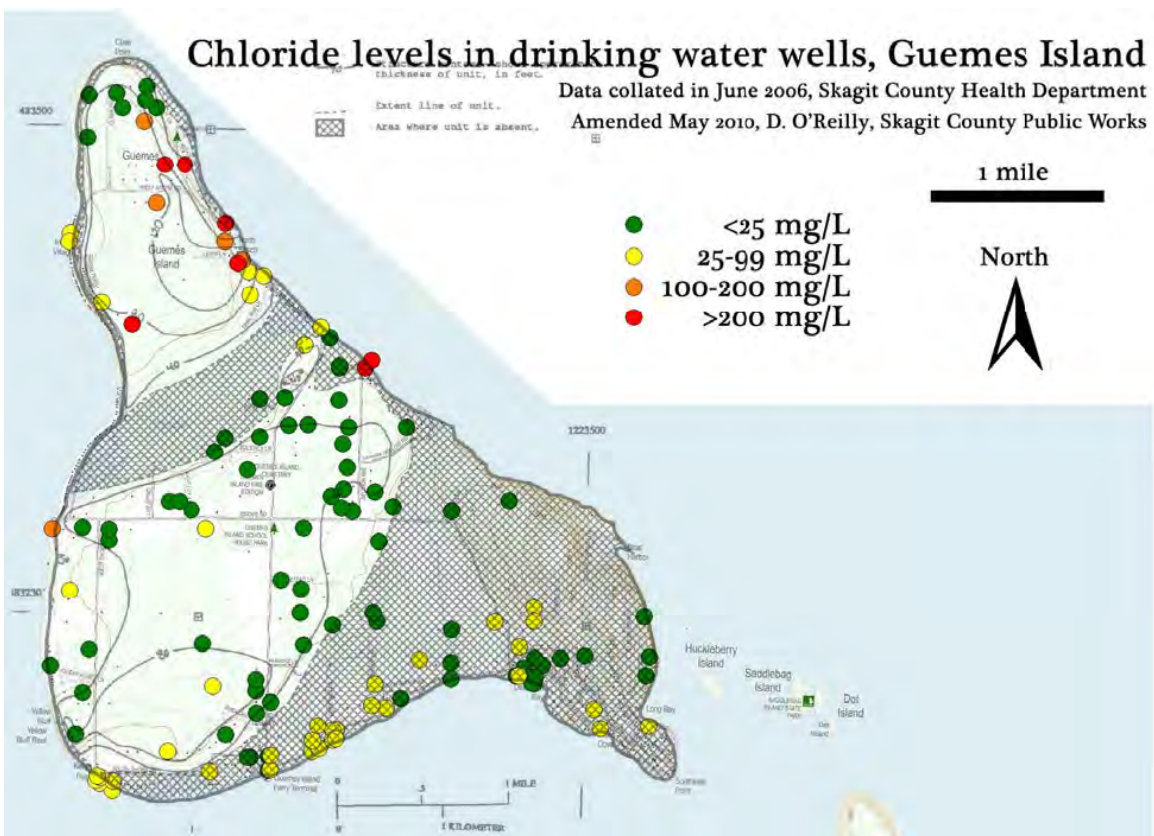


Figure 2b. . The Plan's Figures 5.6 and 5.5 Overlaid (Extent and Thickness of the Vashon Aquifer)



In a 1994 letter³ to John Thayer, Skagit County's Environmental Health Director, The Ecology's Water Resources Program and Water Quality Program expressed the following concerns regarding the ground water withdrawal on Guemes Island (emphasis added):

- Several areas of the island are experiencing elevated chloride levels in ground water wells. The data indicate that some parts of the island are experiencing significant seawater intrusion.
- We are particularly concerned about the north end of the island, specifically that part lying within Township 36 North. Ground water sampling data indicate consistently high chloride values often exceeding 100 mg/L.
- ...Ecology uses 100 mg/l as the threshold for indicating a medium risk of seawater intrusion.
- Pumping from near shore wells with elevated chloride concentrations usually induces movement of saline water into the fresh water aquifer. This initially occurs in the vicinity of the pumping well intake. **The cumulative effect of numerous withdrawals will eventually cause large scale saline intrusion of the coastal aquifer.**
- Permitting sea water intrusion into fresh water aquifers could be a violation of the state's Antidegradation Policy, and can cause adverse water quality effects in existing wells.
- ...we would recommend limiting new well construction on the north end of the island. We would encourage no well site approval for developments planning on using ground water from this part of the island, unless they have a valid permit from Ecology.
- **We would also recommend the county discourage wells completed within unconsolidated materials near the coast island-wide.**
- **In summary, we have concerns regarding how the County can make findings of adequacy of water in this part of Guemes Island under Section 63 of the Growth Management Act.**

³ Stephen Hirschey, Water Resources Program Supervisor and John Glynn, Water Quality Supervisor, to John Thayer, Skagit County Environmental Health Director; "Ground Water Withdrawal on Guemes Island", May 27, 1994.

The Growth Management Act

Washington's Growth Management Act (the GMA) includes 13 goals⁴ that Comprehensive Plans must address. The Goals 10 and 12, which are especially applicable to the Guemes Island Subarea Plan are as follows (emphasis added):

(10) Environment. **Protect the environment** and enhance the state's high quality of life, **including air and water quality, and the availability of water.**

(12) Public facilities and services. Ensure that those public facilities and services necessary to support development **shall be adequate** to serve the development at the time the development is available for occupancy and use **without decreasing current service levels below locally established minimum standards.**

The GMA⁵ also requires that the Land Use Element of Comprehensive Plans include the following mandatory elements (emphasis added):

A land use element designating the proposed general distribution and general location and extent of the uses of land, where appropriate, for agriculture, timber production, housing, commerce, industry, recreation, open spaces, general aviation airports, public utilities, public facilities, and other land uses. The land use element shall include population densities, building intensities, and estimates of future population growth. **The land use element shall provide for protection of the quality and quantity of groundwater used for public water supplies.** Wherever possible, the land use element should consider utilizing urban planning approaches that promote physical activity. Where applicable, the land use element shall review drainage, flooding, and storm water run-off in the area and nearby jurisdictions and provide guidance for corrective actions to mitigate or cleanse those discharges that pollute waters of the state, including Puget Sound or waters entering Puget Sound.

The Washington Administrative Code (WAC) includes an Antidegradation Policy⁶, which strives to ensure the purity of the state's ground waters and to protect the natural environment. The first policy in Section 30 is as follows:

(a) Existing and future beneficial uses shall be maintained and protected and **degradation of ground water quality that would interfere with or become injurious to beneficial uses shall not be allowed.**

Also the Revised Code of Washington (RCW)⁷ requires the following

The legislature hereby declares that **the protection of groundwater aquifers which are the sole drinking water source for a given jurisdiction shall be of the uppermost priority** of the state department of ecology, department of social and health services, and **all local government agencies with jurisdiction over such areas. In administration of programs related to the disposal of wastes and other practices which may impact such water quality,** the department of ecology, department of social and health services, and such affected **local agencies shall explore all possible measures for the protection of the aquifer, including any appropriate incentives, penalties, or other measures designed to bring about practices which provide for the least impact on the quality of the groundwater**

⁴ RCW 36.70.A.020, Planning Goals

⁵ RCW 36.70A.070, Comprehensive plans — Mandatory elements.

⁶ WAC 173-200-030, Antidegradation policy.

⁷ RCW 90.54.140, Protection of groundwater aquifers if sole drinking water source.

CONCLUSION

Skagit County has known for long time that the Guemes Island ground water is a limited resource and that new development degrades both its availability and its quality. As noted on page 11, “In 1991 GIET, under sponsorship of the Skagit Conservation District, applied to the ECY for a grant through the Centennial Clean Water Fund for an initial groundwater study of the island”.

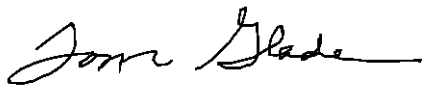
Yet this Plan still fails to adequately provide protection for either the quality or the quantity of ground water used for public water supplies. Now is the time for the County to accept its civic responsibility to protect Guemes Island’s water supply from further degradation.

RECOMMENDATIONS

Evergreen Islands concurs with the recommendations made by Futurewise, and we too recommend the following actions:

1. Implement this Plan as soon as possible, with the changes Evergreen Islands and Futurewise propose.
2. Include a moratorium on new development in the Rural Intermediate Zone until adoption and implementation of
 - a. The Saltwater Intrusion Plan update.
 - b. A full Environmental Impact Statement especially focusing on the Islands’ Critical Area Recharge Area.
 - c. The County’s Shoreline Master Program update.
3. Ask the state agencies for help identifying critical areas, drafting regulations, developing nonregulatory programs, and reviewing projects that may impact critical areas.

Respectfully yours,

A handwritten signature in black ink that reads "Tom Glade". The signature is written in a cursive, flowing style.

Tom Glade

From: Stephen Orsini
To: [PDS comments](#)
Subject: 2017 Docket of Proposed Policy, Code, and Map Amendments.
Date: Thursday, April 06, 2017 1:34:31 PM
Attachments: [Picture clipping.pictClipping](#)

To Whom It Concerns:

I am writing in support of Comprehensive Plan amendment P-7.

Referencing my presentation before the Planning Commission on April 4, 2017, Guemes Island is in Skagit County and lies just to the north of Anacortes. It is completely surrounded by salt water. Policies and code that apply in Skagit County can not in some cases can not be said to apply a-priori to Guemes. Thus Guemes needs a special definition and application of the CaRd concept as outline in P-7.

In particular the CaRd can not be seen as separate from the problem of seawater intrusion on Guemes. The North End of the island is subject to serious seawater intrusion which has caused the failure of at least 7 wells on North Beach and the 30 hook-up wells of the Potlatch 2 development. The Potlatch problem had to be solved thought installation of an expensive seawater reverse osmosis system. The other private wells had to find new sources of fresh water by either moving wells inland, using reverse osmosis on the existing well or through whole house rainwater catchment.

The primary problem of seawater intrusion was defined in the USGS Groundwater study of Guemes published in 1994. The study showed if you reduce the head height of these island aquifers by 1 foot seawater rises up by 40 feet. The policy of the County has ignored this problem. Despite well failures, the County still allows a well to be drilled without a permit and that well only has to show that it is not affected with seawater intrusion. The impact of that well on surrounding wells closer to the sea does not have to be addressed. The effect is that the head height of the aquifers is permanently reduced contaminating the wells closer to the sea resulting in their failure. This policy effectively moves the senior water right to the junior water right holding and is a governmental taking. A CaRD is an instrument to increase density and unless treated as outlined in P-7 exacerbates the problem of seawater on Guemes Island which is a Critical Area and a designated Sole Source Aquifer.

Thank you for the opportunity to submit these comments,

Stephen D. Orsini
4971 Guemes Island Rd.
Anacortes, WA 98221

attachment: drawing of aquifer head height reduction through over-pumping.

From: fidalgo@netzero.net
To: [PDS comments](#)
Subject: p-12 new south fidalgo rural residential zone
Date: Thursday, April 06, 2017 10:19:40 AM

to whom it may concern,

please do not make any property zone changes to my properties, p60844 and p60845.

response requested

thank you

Darrell Wayne Palmer
12915 Satterlee rd.
Anacortes wa 98221

Whatever Happened To This "Race From Witch Mountain" Star?
trend-chaser.com
<http://thirdpartyoffers.netzero.net/TGL3231/58e67895e56d978950e3dst03duc>

From: Dave Palmer
To: [PDS comments](#)
Subject: "P-12, New South Fidalgo Rural Residential Zone,
Date: Thursday, March 23, 2017 11:17:39 AM

I OPPOSE the proposed changes to the comprehensive plan on South Fidalgo Island that would create a new zone to restrict even the consideration of certain uses.

Further, I OPPOSE a change to the existing density limits, as they are appropriate for a rural reserve zone.

The flexibility to cluster development is environmentally sound and a tool that should not be eliminated out of hand. Leaving the Comprehensive Plan unchanged will not change the density requirements or the character of the area. Adopting the proposed changes will, however, change the options of property owners and potentially, the character of South Fidalgo.

Many existing lots on South Fidalgo are much smaller than the limits proposed in this zone change. Higher density development on South Fidalgo already exists and is clearly compatible with the area.

The uses to be eliminated by the proposal are not allowed outright, but are permissible only after specific project comment, review, and/or hearings where conditions may be imposed. This process allows for flexibility and creativity while providing a process for public review, comment, or objection.

Planning should provide for land use decisions in the future, as conditions and interests change and evolve. Avoid the outright prohibitions as proposed and rely on the Comprehensive Plan as written.

Dave Palmer
13955 Eaglecrest Ln
Anacortes, WA 98221

From: Sheila
To: [PDS comments](#)
Subject: P-12 South Fidalgo 2017 Docket Amendment
Date: Thursday, April 06, 2017 1:44:21 PM

The following is an expanded version of my oral comments at the Planning Commission Hearing on April 4, 2017 which I would like to submit for consideration.

P-12 South Fidalgo Proposal

(Proposed Policy, Code, and Map Amendments – South Fidalgo Proposal)

Many residents from South Fidalgo are concerned about preserving their rural lifestyle. They believe the proposed amendment is necessary to preserve their quality of life by limiting **future** industrial and commercial uses. I agree with them, but I would like to speak to a broader issue: One that affects all residents of Skagit County. **The wise and most efficient use of a finite resource: our tax dollars!**

Since my background includes engineering, construction and accounting, I'd like to offer an analogy. You would not set out to build a house without first calculating its probable cost. And it's just the cost of the structure itself. First, you have to build a road to access the property sufficient to handle, not just a passenger car, but the heavy trucks that will bring in supplies and equipment. Next comes trenching for water, sewer, and electrical lines and installing such utilities lines. Then you construct a firm foundation, followed by the structure itself. No reasonable person starts with the structure, planning to add the utilities and foundation later. Neither should the County provide a "structure" via the permit process for industrial/commercial uses without providing the necessary foundation first!

While some see the Growth Management Act as strictly a deterrent to growth, I see it as both a tool for reasonably planned development and as a method for wise and efficient budgeting of our tax dollars. Growth Management does not mean growth "stoppage", neither does it mean growth "anarchy". It means managing growth to the available resources or to reality. It only makes logical and good economic sense that urban densities and commercial uses belong in the cities or Urban Growth Area (UGA).

Granting more industrial/commercial permits in the South Fidalgo Subarea would not only affect quality of life but would require investment by the county in infrastructure to support such uses, especially roads, sewers, and water at the very least. Individual commercial/industrial uses scattered haphazardly around the island would require massive investment to support such uses. Existing residents should not be expected to "just suck up" declining well water, increased runoff and heavier traffic on rural roads.

WATER: As a salt water island, South Fidalgo probably has a finite fresh water supply. Water is essential for life. Do we even know how much water is available? If the County cannot afford to fund an aquifer study, how can it afford the infrastructure improvements like waterlines to bring in outside water, when needed? Yes, some areas are adjacent too or very near the city water line. But many of us are not. Trenching through solid rock to extend water lines to outlying areas will be very expensive. Besides, isn't planning to extend water lines (or urban services) into rural reserve zoning a violation of the GMA, (except in an emergency)? Let's not precipitate such a crisis.

URGENT NEED FOR AQUIFER STUDY: Using another analogy: don't you check the water level in the radiator of your vehicle occasionally? Or do you just wait for the engine to overheat or seize up? For some on private wells or private well systems, the radiator indicator is already in the red zone! We need to check the island's water level now!

SEWERS: Due to the rocky geology, drain fields for septic systems can be problematic. Is the County going to fund one big sewer system, or many smaller, local ones?

DRAINAGE: In some areas, roadside ditches are poorly maintained. Many roadside ditches are mowed but some have filled with sediment and need to be excavated to drain properly. In heavy rains, water spills over the roadway. In some ditches, stagnant water remains almost year round, a breeding ground for mosquitoes. The 2010 Stormwater drainage study lists the expense of fixing some existing problems and it's not cheap. More impervious surfaces will only make problems worse and more expensive to fix.

ROADS: Some South Fidalgo country roads are so narrow that it is difficult for large vehicles to pass. Industrial/commercial uses may involve larger trucks or a heavier volume of traffic than the roads can handle without diminishing access and traffic safety for all.

OTHER CONSIDERATIONS: Permit applications for non-residential uses such as those in this proposal are vigorously fought by local residents. These disputes not only consume time and money that could be more productive elsewhere, it fosters hostility between individual property owners and between residents and the county. By clearly defining what is not acceptable to local residents, permit applications for such uses should decline as owners better understand the permitted uses for property. Applicants will not waste time and money on permit applications only to face to strong local opposition.

In spite of oral comments at the Planning Commission meeting on April 4, 2017, I do not believe this proposal intends to eliminate currently permitted businesses. Nor do I believe it applies to the personal use of property, only an industrial, commercial or business use.

In our neighboring county to the south (Snohomish), some poor planning decisions have resulted in, at least two recently, highly publicized events: the Oso mudslide and the overflow of Serene Lake. No matter how heavy the demand for growth or the insistence on "property rights", sometimes the best answer, the only answer, is "No". No one's property rights should ever take precedence over someone else's property rights or, worse, their life. No more development, no commercial use, no industrial use. At least not until extensive scientific studies have been done and any and all necessary infrastructure and protections are put in place.

Most of us who live in the rural area of South Fidalgo want it to remain rural residential even if it means sacrificing "luxuries" like street lights, curbs, sidewalks and high speed internet! In return, we ask that we not be a dumping ground for non-residential compatible uses or higher density housing. We ask that the residents who have to live with the consequences of the decisions that are made have a greater voice than "commercial" interests.

Please approve this proposal. Thank you for the opportunity to express my opinion.

Sheila Pritchett, 6389 Deer Lane, South Fidalgo Island

From: Mary Campbell
To: [PDS comments](#)
Subject: P-12 South Fidalgo 2017 Docket Amendment
Date: Saturday, March 11, 2017 4:46:17 PM

Dear Skagit County Planning Commissioners,

I'm writing to enlist your support for the South Fidalgo Rural Residential Zone (SF-RR). The new zoning will protect South Fidalgo Island from overpopulation and preserve water supplies by eliminating the CaRD option for clustering homes. It also removes potentially dangerous or polluting commercial and industrial allowed uses, while continuing to allow home based businesses and pre-existing non-residential uses.

Thank you for your support.

Mary and Steve Purcer
14362 Jura Lane
Anacortes, WA 98221

From: Don Goodman
To: [PDS comments](#)
Subject: P-12, New South Fidalgo Rural Residential Zone
Date: Wednesday, April 05, 2017 5:54:25 AM

Comments from:

Washington Seaplane Pilots Association
10806 178th Place N.E.
Redmond, WA 98052

The Washington Seaplane Pilots Association (WSPA) appreciates the opportunity to comment on the proposed subject rural residential zone for South Fidalgo Island (SF-RR).

WSPA is regional association of seaplane pilots. Our membership consists of over 400 seaplane enthusiasts including 140 active seaplane pilots. Amongst other things, the mission of WSPA is to protect and grow seaplane access on Washington waters.

The subject proposal was brought to the attention of WSPA by several of our members who either reside in the SF-RR or may be directly impacted by the adoption of the SF-RR. In addition to these individuals our comments represent a larger aviation community of both land and seaplane pilots.

First, we are not aware of any commercial aviation operations within the proposed SF-RR. Existing aviation consists of individuals and families with single engine aircraft. With the presence of NAS Whidbey less than 5 miles to the south there is a rich history of aviation in the community. Seaplane operations on Campbell Lake have been in existence for decades and it least one of our members has aircraft based at their residence on the lake. While the impact of the SF-RR on marine activities is unclear we want to point out the significance of Lake Campbell to seaplane operations for recreational purposes. We would also like to point out that WSPA is in the process of working with the Department of Emergency Management for Clallam, Jefferson and Whatcom Counties in the use of private land and water based aircraft as an aid to natural disaster response, especially as relates to Cascadia Subduction Zone scenarios. Such general aviation emergency response planning utilizes all landing areas, both public and private, that may survive a Cascadia Subduction Zone event.

With respect to specific language in the SF-RR, WSPA wishes to express its **strong opposition** to the removal of "Aircraft landing field, private" under the "Hearing Examiner Special Uses" category in the existing Rural Reserve code.

Regards,

Stephen M. Ratzlaff, President

From: Cindi Redding
To: [PDS comments](#)
Subject: P-12 New South Fidalgo Rural Residential Zone
Date: Thursday, April 06, 2017 12:39:22 PM

Our family has lived in Skagit County for 36 years. We have spent many years in search of our dream piece of property. This included countless Sunday drives with children in tow. We had certain criteria that was important to us, and finding just the right property was not easy.

Once we finally found our property on South Fidalgo we felt secure that our long term goals were in motion. These goals include our children. The plan has always been for one or two of our children to build there home near ours on the property using the CaRD density allowance. This would ensure that we would have help in maintaining our acreage and homes in our later years.

I can't imagine that the purchase of our property with current zoning and CaRD allowances could ever be at risk of being null and void because of a group of people who would wish it so. These proposed changes are being presented without regard or consideration for who's expense and personal pursuit of happiness the changes would fall to.

The time for us is coming soon, as to when our own personal goals would begin to be realized. This proposal is unfair to the property owners who would against their will have their property rights taken away from them.

I am strongly against the P-12 proposal as presented.

Sincerely,
Cindi Redding
14137 Gilmore Ave
Edison, WA 98232

From: Matt Redding
To: [PDS comments](#)
Subject: South Fidalgo Proposals (P-12)
Date: Thursday, April 06, 2017 4:23:43 PM

Matt Redding
1940 S Foothill Dr. Apt B
Salt Lake City, UT 84108

My name is Matt Redding, my parents are Bill and Cindi Redding and they own 15 acres of rural reserve land in the south Fidalgo area. I was raised in Skagit Valley, left when I was of age to pursue a degree in engineering and for military service, with the hope of one day returning to be near my parents and come home to this beautiful area. My family has scrimped and saved for years in hopes of building near my parents where they can be an influence for good to our children, be a significant part of their lives, and so we can ensure my parents are looked after as they get older. My parents spent years finding the perfect piece of property that would allow them to achieve their dreams and assist their children.

The following are my thoughts on the current proposals that include the elimination of CaRDs, change in zoning of rural reserve zoned properties, and change in permitted uses of rural reserve properties.

WATER

The concerns over well water are understandable, but the actions described in the south Fidalgo proposals are unwarranted, overreaching, and ultimately constitute taking of property rights. CaRDs already require that water considerations be made before they are approved. A survey should be completed to determine the status and potential usage of the aquifer(s) in the area to prove justification of restricting wells. CaRDs with access to city water should not be lumped in with CaRDs that need wells if the results of the survey prove restricting wells is necessary. Well monitoring could be helpful but it would need to be installed and monitored by a third party to have any efficacy.

The argument that the cost of piping city water to distant locations is substantial does not justify the proposals. If a survey is completed that shows wells must be limited then it remains the prerogative of land owners to have the option of paying to pipe in city water, regardless of how cost prohibitive it may seem now.

These proposals should be completely scrapped, more data should be gathered about the aquifer(s) in question. This issue requires a scalpel and more information. The south Fidalgo proposals are a wrecking ball without justification.

PROPERTY RIGHTS

At some point we must live by principles. Stealing is stealing regardless of whether it is popular or not. These proposals are, in essence, taking from one group because another group thinks its okay.

It is well within the rights of the proponents of proposals to pool their resources and buy adjacent and surrounding lands as they become available and turn them in to preserves or whatever they desire. There is nothing anyone could do to stop them and there is no argument that anyone could have to resist them. Yes, it would be a substantial undertaking and would require a lot of patience and capital on their part, but I have seen it done in the area I currently live with excellent results. Ultimately, time and capital are exactly what they are proposing to take away from others that are hurt by these proposals. The years my parents put in to researching properties, the capital invested and taxes they have paid. According to many of the testimonies of proponents they have been in the area for decades, even generations. They have had ample time to accomplish their goals in the proper way, by pooling resources, raising funds, and buying when available. They still have this option and I would applaud them if they pursued it. Instead, they aim to use the county as a club to force their private agenda on law abiding property owners who will ultimately pay the price in the devaluation of properties and lost hopes and dreams.

I find it astonishingly hypocritical and self interested that the majority of signatories of the proposal already live on lands with higher density than the CaRDs they are against allow. They are so willing to impose rules that hurt others and benefit themselves and then have the gall to suggest sacrifice by some for the good of the whole. As long as it is someone other than themselves sacrificing, is what they conveniently forgot to include.

Property rights are already too restrictive, the south Fidalgo proposals are intolerable and egregious and will most likely lead to litigation. There are other options to satisfy parties involved that do not include the taking of property rights. I am disturbed by the lack of concern for property rights.

PERMITTED USES

All concerns about permitted uses can already be addressed on a case by case basis. The vast majority of uses under question are already under areas of special uses and require approval.

Justification for the removal of uses because of concerns for water usage can be addressed upon review of the expected water consumption and the availability of city water. If the aforementioned survey of aquifer(s) is completed and the results justify the restriction of wells to protect the property rights of those with existing wells, then that can be dealt with when the evidence is in hand.

Arguments for the separation of work and home are antiquated and, in my personal view, detrimental to society. Some people desire to have some form of work in or near their home and, in my opinion, this benefits the community.

Provisions already exist to handle these concerns, no more restrictions are needed.

CHALLENGE

I respectfully submit that any board members that have a conflict of interest (i.e. have signed the petition supporting proposals, own property in the south Fidalgo area) should be precluded from participating in the decision making process. They should be afforded the same privileges as others with interest in the outcome of the proposal; no more, no less.

CONCLUSION

I am against the elimination of CaRDs, the change in zoning, and the removal of uses for rural reserve properties.

Thank you for your time and dedication in hearing out all parties,

Very respectfully,

Matt Redding

From: Rosann Wuebbels
To: [PDS comments](#)
Subject: 017 Docket of Proposed Policy, Code, and Map Amendments - South Fidalgo Proposal
Date: Tuesday, April 04, 2017 6:26:00 AM

Dear Planning Commissioners,

I live on Fidalgo Island, and I support the entire P-12 South Fidalgo proposal.

I am greatly concerned that the current commercial and industrial approved uses in the Rural Reserve code (and the CaRD option) will negatively impact my quality of life and Fidalgo's rural character.

I am greatly concerned about the status of the area's aquifer. I urge the planning commissioners to recommend that the county submit an application for a USGS Hydrogeologic Study on South Fidalgo before any more CaRDs are created on South Fidalgo. I strongly urge that the County stop handing out CaRD permits until this study has determined whether or not the Island's rural water supply is a sole source aquifer.

Thank you,
George Reeves
11134 O Ave
Anacortes, WA 98221

From: george reeves
To: [PDS comments](#)
Subject: 2017 Docket of Proposed Policy, Code, and Map Amendments - South Fidalgo Proposal P-12
Date: Thursday, April 06, 2017 8:35:20 AM

Hi, my name is George Reeves. My address is 11134 O Ave Anacortes, Wa. 98221. I support Proposal P-12. Thank you for your hard work.

29 MARCH 2017

We, residents of Thompson Road, strongly oppose the proposed zoning change of our land from its current Rural Reserve to the proposed "South Fidalgo Rural Reserve" and its attendant excessive use restrictions. If any change were welcomed by us, it would be to go back to the former Rural Intermediate classification.

Steve Kuchin 12042 Thompson Rd
Tami Gilden 12944 Thompson Rd
Doris Gilden 12944 Thompson Rd.
Sharon Larsen 12920 Thompson Rd.
Chad Brown " " "
Daniel S Wallace 13025 Thompson rd.
Susan Zucker 12999 Thompson Rd
Ester Zucker 12999 Thompson Rd
Tracy Smolsnik 13025 Thompson Rd.

RECEIVED

APR - 4 2017

SKAGIT COUNTY
PDS

From: Timothy J. Riordan
To: [PDS comments](#)
Cc: tjr31119@aol.com; [Sally Riordan](#)
Subject: 2017 Docket of Proposed Policy, Code, and Map Amendments-Rezoning P61751
Date: Monday, April 03, 2017 5:15:14 PM

My wife and I bought the subject property in 2003. At the time, the owner operated an art gallery and an art distribution business on the premises. We purchased both the art gallery and the real estate. We then entered into a lease with the owner covering a portion of the property for conduct of their art distribution business. We ceased operation of the art gallery in 2006 and the art distribution business has reduced its staff from approximately 2 full-time employees to two employees on a limited, part-time basis.

The one objection filed in opposition to the rezoning is factually incorrect:

1. We are not seeking rezoning of the property to increase the use for a bed and breakfast or any other such use-in fact, the current proceeding was initiated by the county to correct an error which assigned the "Rural Business" zoning designation to the wrong parcel of property.
2. The zoning correction will not result in any use of additional water-in fact, the amount of water being used, and to be used in the future, is substantially less than it was in 1999 when the original rezoning request was approved.

In summary, my wife and I respectfully request the Board to correct the record and transfer the "Rural Business" zoning designation approved in 1999 from P46905 to P61751.

Thank you, Sally Riordan and Timothy J. Riordan
5362 Guemes Island Rd.
Anacortes, Wa. 98221
360-299-2720

From: Jan Heald Robinson
To: [PDS comments](#)
Subject: FW: 2017 Docket of Proposed Policy, Code & Map Amendments: South Fidalgo Proposal P-12
Date: Wednesday, April 05, 2017 11:17:16 PM

Please find attached the submission of my written comments in support of the South Fidalgo Proposal P-12.

Since there are several types of documents, Word, Excel and Scans, I pdf'd this submission to keep the documents all together.

I will deliver a hard copy to your office, as well.

Thank you.

Please feel free to contact me if there are questions or requests for clarification.

Best Regards,

Jan Heald Robinson
PO Box 924
Anacortes, WA 98221
janhrobinson@comcast.net
503.887.6900

To: Skagit County Planning Commissioners pdscomments@co.skagit.wa.us
Fm: Jan Heald Robinson PO Box 924 Anacortes, WA 98221
Re: 2017 Docket of Proposed Policy, Code & Map Amendments:
South Fidalgo Proposal P-12
Hearing Date: 4 April 2017

My name is Jan Heald Robinson. I live on South Fidalgo at Rosario Beach. My husband's family has been on Fidalgo Island since 1885.

I support the entire P-12 South Fidalgo proposal.

I want to talk about a South Fidalgo density forecast of potential full development of all legally permissible lots.

In order to quantify the impact of full development, I used the methodology of a report titled 'South Fidalgo Stormwater Management Plan' prepared by Tetra Tech Engineering for Skagit County in 2010. The title page is included in this packet at page 6.

The methodology of this report presents a more complete picture than the calculation provided by the Planning Department last week. You will see Planning's report included in this packet, pages 7-8.

We had requested a list of existing and potential parcels in Rural Intermediate and Rural Reserve from Planning, but never received it. In the absence of that, I have used data which is derived from a combination of Planning's report, the Tetra Tech report, and Skagit's iMap.

If Planning can pull complete data as requested, a 'full development' picture can be refined. The projection here is an estimate, not a final analysis. I have included charts with my written testimony for your reference.

When South Fidalgo is fully developed, there is a major increase in the density and a negative impact on the rural character of the area.

Planning tells us that in Rural Reserve there will be 130 new residences from property divisions on lots 10 acres and greater. See page 8.

The report does NOT include less than minimum size parcels, which adds another 262 potential new homes. These are parcels which are less than 10 acres. Any of these, if certified, can be developed with a residence. The overwhelming majority of these lots will be certified and built. This number is based on the 2010 report.

If we take these numbers in total, including the already developed 389 parcels (2010 report), we are at 781 residences in Rural Reserve.

To this number, add in Planning's estimate of the density bonus 231 residences. Again, see page 8.

Also, all homes in Rural Reserve could have an ADU raising the full development count to over 2,000 from a start of 389 residences.

Well over five times the current density.

On South Fidalgo, the three rural zones, Rural Intermediate, Rural Reserve, and Rural Resource, are mutually dependent for rural character and essential infrastructure.

Rural Intermediate has the potential for another 790 new residences under current codes; no density bonuses are allowed; but they can add ADU's.

Fully built out, Rural Intermediate could have well over 4,000 homes from a start of 1,300. Three times the current density.

Do we have an accurate projection of full development?

Do we *know* that we have the water to support this growth?

Just as they contracted for the Stormwater Management Plan in 2010, the County needs to fund a USGS hydrogeologic study for South Fidalgo.

Without an assessment of the current water supply, the County cannot protect our sole source *aquifer* and rural character of South Fidalgo today as required by the Comprehensive Plan, let alone at full development tomorrow.

This Study must be completed prior to issuing any further CaRDs.

Through you, our Planning Commissioners, we have the ability to make this choice, this recommendation, right now.

Thank you

Addenda attached:

- 1) Proforma Projection of full development housing on South Fidalgo based on Methodology from Tetra Tech, revised to reflect Planning Department’s Rural Reserve (“RRv”) calculation. Once there is accurate and complete information available from Planning, this calculation should be brought current and tested.**
- 2) Comparative analysis for RRv of the limited data provided by Planning to the calculation of full development of the zone based on current codes.**
- 3) Memorandum dated 28 March 2017 from Planning regarding information on CaRDs. This is the only source data from Planning.**

High level notes to report:

South Fidalgo encompasses 3 zones: RRv, RI & RRc and must be considered as a unit to maintain the rural character of South Fidalgo.

Total acres-all three zones:	6,915	
Total 2010 dev parcels:	1,737	4.0 acres per residence
Potential add’s no CaRD DB:	1,139	
Total developed w/o CaRD DB:	2,919	
Add CaRD DB:	231	
Add ADU:	3,150	
Full Development:	6,300	1.1 acres per residence

This statement assumes NO development of RRc under 1 residence per 40 acres.

South Fidalgo density at 2010 – Dev parcels 1,737# on 6,915 acres

4.0 acres/parcel

Density at full dev w/CaRDs – Dev parcels 6,300 on 6,915 acres

1.1 acres/parcel

Growth 180% with CaRDs

Growth 360% with CaRDs and ADUs

South Fidalgo Proposal - P12P

Proforma Projection of Full Development Housing

Based on Methodology and Base Data from 2010 Tetra Tech report utilising Planning Department's 28 Mar 2017 report

This Projection is an estimate which requires updated and complete data in all categories

TABLE 6-1. POTENTIAL FUTURE RESIDENTIAL PARCELS - Table & methodology from Tetra Tech report									
	RI (1 dwelling unit/2.5 acres) ^a		RRv (1 dwelling unit /10 acres) ^b		RRc-NRL (1 dwelling unit /40 acres) ^c		Total South Fidalgo Area		
	#	acres	#	acres	#	Acres	Acres per		
							Dev Parcels	Acres	Parcel
Total Parcels in Study Area	2,079	2,540	715	4,025	40	350			
Total Developed Parcels	1,332	1,430	389	1,834	16	103	1,737	6,915	4.0
Total Undeveloped Parcels	747	1,110	326	2,191	24	247			
Parcels Less Than Minimum Size	621 A)	429	262	697					
Subdividable Parcels (Larger Than Twice Minimum Size)	43 B)	416	40	896	0	0			
Non-subdividable Parcels Larger Than Minimum Acreage (Smaller than Twice Minimum Size)	83 C)	265	50	598	0	0			
Development Potential									
New Residences Undev Parcels < Min Size	A) 621	429	262	697	0	0			
Subdividable Parcels (Larger Than Twice Minimum Size) min est 2 homes /parcel	B) 86	416	80	896		0			
Non-subdividable Parcels Larger Than Minimum Acreage (Smaller than Twice Minimum Size) 1 home each	C) 83	265	50	598		0	Dev Parcels	Acres	Acres per parcel
Full Development - Potential new homes	790	1,110	392	2,191	0	0	1,139		
Total homes incl new & existing	2,122	2,540	781	4,025	16	350	2,919	6,915	2.4
Increase in density - No density bonus	59%		201%				168%		
If there were no substandard lots		444		219					
Impact of Density Bonus for RRv(SCPD)			231				231		
Potential new homes incl Density Bonus	790		623				1,413		
Increase in density - Incl density bonus	59%		160%				Dev Parcels	Acres	Acres per parcel
Total Homes incl with Density Bonus	2,122	2,540	1,012	4,025	16	350	3,150	6,915	2.2
Growth at full development			260%				181%		
Potential residences incl ADU	4,244		2,024		32		6,300	6,915	1.1
Potential Unit Residential Growth	319%		520%				363%		

Notes:

^a Rural Intermediate data from Tetra Tech report

^b Rural Reserve data from Tetra Tech report utilizes Planning's Counts from Dividable Parcels and CaRD Density Bonus

^c Rural Resource, for this report, is assumed to be allowed 1 dwelling / 40 acres with no divisions

South Fidalgo Proposal - P12P

Proforma Comparison of Full Development to Planning's Calculation

This Projection is an estimate which requires updated and complete data in all categories

	SFSA - RRv		Planning Dept	
	#	Acres	# > 10 acres	Acres
Total Parcels in Study Area	715	4,025		
Total Developed Parcels	389	1,834	71	
Total Undeveloped Parcels	326	2,191		
Parcels Less Than Minimum Size	262	697		
Subdividable Parcels (Larger Than Twice Minimum Size)	40	896		
Non-subdividable Parcels Larger Than Minimum Acreage (Smaller than Twice Minimum Size)	50	598		
Tracts >10 acres	90	1,494	100	2,279
New Residences Undev Parcels < Min Size	262	697		
Subdividable Parcels (Larger Than Twice Minimum Size) 2 homes each	80	896		
Non-subdividable Parcels Larger Than Minimum Acreage (Smaller than Twice Minimum Size) 1 home each	50	598		
Potential new homes w/o CaRD	392	2,191	130	
Total homes incl new & existing	781	4,025	230	
If there were no substandard lots		219		
Residences added by density bonus-SCPD	231		231	
Potential new homes incl density bonus	623		361	173%
Total Homes incl with Density Bonus	1,012	4,025		N/A

SCPD does not consider undeveloped parcels less than minimum size

Skagit County
SOUTH FIDALGO ISLAND
STORMWATER MANAGEMENT PLAN

JULY 2010

Prepared for:
Skagit County Public Works
Surface Water Section
1800 Continental Place
Mount Vernon, WA 98273

Prepared by:



TETRA TECH

Engineering & Architecture Services

1420 Fifth Avenue, Suite 600, Seattle, WA 98101-2357
Tel 206.883.9300 Fax 206.883.9301 www.tetrattech.com

Project #135-27049-08-116



Planning & Development Services

1800 Continental Place ▪ Mount Vernon, Washington 98273
office 360-416-1320 ▪ pds@co.skagit.wa.us ▪ www.skagitcounty.net/planning

Memorandum

Additional Analysis of CaRD Development on Fidalgo Island

To: Planning Commission, Public
From: Kirk Johnson, Senior Planner, AICP
Re: Additional Information on CaRDs on Fidalgo Island
Date: March 28, 2017

This memo contains additional information regarding Conservation and Reserve Development (CaRD) land divisions on Fidalgo Island. It is presented to help the public and Planning Commission consider the potential effects of proposal P-12 which is part of the 2017 Comprehensive Plan Amendment docket.

P-12 would redesignate all Rural Reserve land on Fidalgo Island to a new South Fidalgo Rural Residential (SF-RR) designation and zone; remove a number of non-residential special uses that can be applied for in the zone; and eliminate the ability to do CaRD land divisions in SF-RR. For additional discussion of the proposal, see the Department's [Staff Report on 2017 Docket of Comprehensive Plan, Map, and Code Amendments](#) (February 28, 2017), on the 2017 Comprehensive Plan Amendment website (www.skagitcounty.net/2017CPA).

CaRDs are a type of land division that allows the clustering of residential lots on small parcels (a maximum of 1 acre in size) in exchange for placing the remainder of the land in an open space designation. For additional background information about CaRDs, see [pages 56-57](#) in the Comprehensive Plan's Land Use Element.

In some zones, including Rural Reserve, CaRD land divisions are eligible for what is called a "density bonus." The maximum density allowed through standard land divisions in Rural Reserve is one residence per 10 acres; however, CaRD land divisions are eligible for a density of 2 residences per 10 acres, or effectively 1 residence per five acres for parcels 10 acres or larger. The following table shows how the CaRD density bonus works in Rural Reserve.

Example Residential Development Rights for Standard Land Divisions and CaRDs in Rural Reserve

Parcel Size	Standard Land Division	CaRD Land Division	Comments
5 acres	Land division not possible	CaRD not possible	1 development right if a certified lot of record
10 acres	1 development right	2 development rights: 1 standard; 1 density bonus	Max. 1 acre lot size Lots must be clustered
15+ acres	1 development right (20 acres required for 2 nd standard development right)	3 development rights: 1 standard; 2 density bonuses	Additional development right available for each 5 acre increment over 10 acres
20 acres	2 development rights	4 development rights: two standard, and two density bonuses	
25 acres	2 development rights (30 acres required for 3 rd standard dev. right)	5 development rights: two standard, 3 density bonuses	

The Department’s February 28, 2017, staff report included information and analysis of CaRD land divisions on Fidalgo Island between 2005 and 2015. This memo includes additional information spanning the entire time that CaRDs have been an option: 1999 through 2016. The memo also calculates how much land zoned Rural Reserve on Fidalgo Island is theoretically eligible for future CaRD development.

CaRDs on Fidalgo Island

According to the Department’s permit data base, the County approved three CaRD land divisions in Rural Reserve on Fidalgo Island between 1999 and 2016.¹ Those CaRDs resulted in eight development lots—four of them through density bonuses—and two open space lots. A total of 37 acres were placed in open space designation through those three CaRDs. One of the CaRDs has the potential to create one additional residential development lot, which would also be the result of a density bonus. These CaRDs are shown in [Map 1](#).

Some Fidalgo residents have asked how many additional CaRD land divisions could be done in Rural Reserve on South Fidalgo Island, and how many new residential lots could be created.

¹ There have been two CaRD land divisions in the Rural Intermediate zone on Fidalgo Island, resulting in 8 development lots and 19.7 acres of designated open space. No density bonus is provided for CaRDs in Rural Intermediate but they are still a land division option in that zone. As in Rural Reserve and other zones, the CaRD ordinance allows the clustering of smaller lots (maximum 1 acre) in exchange for placing the remainder of the land in an open space designation;. The maximum number of development lots is the same through a CaRD as through a standard land division in Rural Intermediate. CaRDs in Rural Intermediate are not discussed further in this memo because proposal P-12 would not make any changes to CaRDs in that zone.

With the help of the GIS Department, Planning & Development Services (“the Department”) identified all lands on Fidalgo Island where a landowner owns 10 or more contiguous acres in Rural Reserve. The Department then removed from consideration Rural Reserve parcels that are within ¼ mile of the Mineral Resource Overlay (MRO), as land within ¼ mile of the MRO cannot be developed at a density of greater than 1 residence per 10 acres. (In other words, no CaRD density bonus is available.) Tracts of land eligible for additional CaRD development in Rural Reserve are shown in red in [Map 2](#).

Following are the results of that analysis:

CaRD Development Potential in Fidalgo Island Rural Reserve

Tracts* in Rural Reserve 10 acres or larger and > ¼ mile from MRO	100
Acreage of these tracts	2,279
Existing residences	71
Potential new residential lots at standard density (1 residence/10 acres)	130
Potential new residential lots through CaRD density bonuses	231

***Meaning one or more contiguous parcels of land with the same ownership**

The above analysis provides a potential theoretical maximum for CaRD development with density bonuses in Rural Reserve on Fidalgo Island. However, a number of caveats are warranted:

- This is a broad-level analysis intended to generate a reasonable estimate of CaRD development potential. It does not and cannot substitute for the detailed analysis required for an actual CaRD land division proposal.
- The identification and mapping of parcels that are or are not eligible for CaRD development with density bonuses may not be accurate for any particular parcel; that can only be determined through detailed review of an actual CaRD application.
- The same is true for the overall calculation of potential developments rights through standard or CaRD land divisions.
- Finally, the analysis only seeks to provide a reasonable estimate of the theoretical maximum development potential. It is not a projection or a forecast for any particular period of time. Not every landowner who has the potential to do a CaRD will chose to do so or to utilize all of their potential development rights. The fact that there have only been three CaRD land divisions in Rural Reserve on Fidalgo Island in the last 17 years indicates CaRD development has not to date been a frequent occurrence.

From: Roger Robinson
To: [PDS comments](#)
Subject: 2017 Docket of Proposed Policy, Code, & Map Amendments - South Fidalgo Proposal P-12
Date: Thursday, April 06, 2017 2:24:11 PM

(Attached to this email is a PDF copy in case the formatting is not congruent with your software)

April 5, 2017

Page 1 of 8

TO: Skagit County Planning Commissioners pdscomments@co.skagit.wa.us
FM: Roger Robinson - Box 924 - Anacortes, WA 98221
RE: 2017 Docket of Proposed Policy, Code, & Map Amendments - South Fidalgo Proposal P-12

My family has been out at Rosario Beach on South Fidalgo for 6 generations - since 1885.

I support the P-12 South Fidalgo proposal which creates a specific South Fidalgo Rural Residential zone, and eliminates some odious commercial uses as well as the CaRD loophole.

Commercial Uses & List:

The commercial uses have no place in a Rural Residential neighborhood. I have attached the list to this letter, complete with name of use, the definition and why the uses is inappropriate on South Fidalgo.

CaRDs & Their Impacts on South Fidalgo:

I will address the impact CaRDs, have on our rural character and the impact they have on South Fidalgo's aquifer & how they take away our Senior Water Rights and give them to the holders of new Junior Water Rights.

P-12 is not intended to interfere with people's property rights - but it is intended to protect our Senior Water Rights as well as the rural character of South Fidalgo. It is also intended to open the door for discussion, as a community, as to how we are going to accomplish this for the majority, and not just give our Senior Water Rights away to the developers or a few large landowners.

It's no secret - we've got a population explosion headed for Skagit County. The problem is, on South Fidalgo we don't have enough water for them.

In addition to protecting our farm lands, it's time we take a responsible approach to protect South Fidalgo's unique beauty and rural character as well as our *aquifer*. Before it's too late.

Every summer our wells get lower & lower. A number of people actually haul water from the city. We can't just ignore this - and hope for the best. We have got to begin the process, and that's what P-12 does.

Rural Reserve is zoned for one house per 10 acres. But because our Planning Department is fee driven, the County enacted the CaRD, which is a dodge around the Growth Management Act that can actually double the density on building lots 10 acres or greater.

CaRD 101:

With a CaRD, the developer leaves most of the acres in open space and supposedly "clusters" the houses on lots as small as 50' x 100', or as large as 1 acre. This is a very loose 'rule' and Planning does not appear to hold the developers to it. The people on South Fidalgo should not have to 'police' the Planning Department. When the developer clusters these lots in RRV, the code rewards them with a density bonus, which **doubles** the number of buildable lots. Each of those lots need a well. Each of those wells take from

Senior Water Rights and are transferred to the new well.

Page 2 of 8

Roger Robinson - Written comments South Fidalgo Rural Residential (SF-RR) Proposal "P-12"

Each of those lots can also house an ADU - so on a 50 acre parcel instead of seeing 5 houses, we would now see 20 houses. If the developer uses the minimum lot size (50' x 100') all these houses could be squeezed onto just a little over one acre of land!

That does not look like "Rural Character" to me. That looks like suburbia. All these extra families use a lot of water, they create septic problems, runoff, traffic & noise. They create the necessity for more police & fire services, larger schools and ultimately higher property taxes for all of us to pay.

We all lose. All except the Planning Department, and their fee structure, and the developers who just go on to their next project - While we all *pay* for the added infrastructure costs - and *pray* our wells don't go dry.

CaRDs in Rural Intermediate:

Additionally, the CaRD density bonus is not allowed in Rural Intermediate (RI), although Planning allowed a 5 lot CaRD subdivision on a small 3.14 acre property on Marine Drive on South Fidalgo. This was totally illegal, yet because nobody was 'policing' Planning, that 5 lot CaRD was approved.

CaRD Checks & Balances:

BTW, there are no checks and balances on CaRDs either. Planning always say's that the CaRD lots are "supposed to be clustered by the road, one driveway, fewer lights and so on", but there is no consistency with the applications. Developers can pretty much do whatever they want. And they do. Three of the CaRDs in RR on South Fidalgo DO NOT have clustered lots. The 4th CaRD, Planning let the developer squeeze 5 tiny lots onto one 3.14 acre parcel in RI - where Density Bonus are not allowed. To make things worse, all of the houses were bootlegged onto the original property over the years. Rather than 'just saying no', Planning accepted a big fee and we now a 5 lot CaRD squeezed onto just over the minimum land requirement for one house, in RI.

Additionally, there are numerous CaRDs in the east county and on Guemes that didn't follow the rules too. People who live out here do not want to be the Policeman.

What you, the Planning Commissioners Can Do to Help South Fidalgo:

All the islands around Fidalgo have been designated sole source aquifers because they've done the USGS study to prove it; Whidbey, Marrowstone, Camano and Guemes. Fidalgo hasn't, but common sense tells us that Fidalgo Island, being a big rock like the rest of them, has the same aquifer situation as our neighboring islands. And our code states - 'that there shall be no density bonus for CaRD developments in areas designated as a sole source aquifer'. (14.18.310 (2))

I'm asking you, as our Planning Commissioners, to please be proactive and help us protect our Senior Water Rights by putting a stop to the CaRD loophole, on South Fidalgo - at least until the county has completed a USGS Hydro Geologic Study - which will tell us what our water situation is on Fidalgo.

Thank you, Roger Robinson / Rosario Beach

Roger Robinson - Written comments South Fidalgo Rural Residential (SF-RR) Proposal “P-12”

The following pages show:

- 1) List of commercial uses, definitions & short explanation why they are not appropriate on South Fidalgo;
- 2) Examples of 3 CaRDs in RRv on Fidalgo & 1 on Guemes that are ‘not’ clustered; and an example of a 5 lot CaRD given in RI zone (http format from Skagit County’s iMap);
- 3) Local Area EPA Designated Aquifer map (http format) & Documentation (http format).

This is the list of the Commercial and Industrial uses P-12 proposes to be removed from the Permitted Uses, Administrative Special Uses, and / or the Hearing Examiner Special Uses lists.

After the **bold title**, *the italic* writing is the definition taken from Skagit County’s definition list, or in a few cases (noted) from a dictionary. After the definition you will read some comments as to ‘why’ these uses are not appropriate on South Fidalgo. (It was obvious a number of people who opposed removing these uses, who spoke at the hearing 04/04/2017, had never read the actual definitions provided in the County Code.)

Commercial and Industrial uses P-12 , continued.

CaRD: *Conservation and Reserve Development (CaRD):* *a technique of residential land development characterized by the placement of lots, dwellings and accessory buildings in a pattern of development which reduces impervious surface area, lowers costs of development and maintenance, and retains larger expanses of property available for agriculture, forestry, recreation, future development or continuity of open space or ecological functions characteristic of the property to be developed. A CaRD, in some cases, allows higher densities than normally permitted in the zone, but also has greater design requirements. A CaRD may also modify certain requirements of the zone, as specifically allowed by this Code. When the creation of lots is desired, a CaRD is done in conjunction with a land division.*

Not appropriate in a rural residential neighborhood on South Fidalgo, as South Fidalgo Island is a Sole Source Aquifer, just like Guemes and most other islands in our area. Common sense dictates that Fidalgo Island is also a sole source aquifer and CaRD density bonuses should not be allowed in the new SF-RR zone. The CaRD density bonus “doubles” the number of houses that can be built on properties. Doubles the wells needed and the septic problems.

Agricultural processing facilities: *A facility which adds value to, refines, or processes raw agricultural goods, including, but not limited to, washing, grading, sizing, drying, extracting, icing, producing ornamental agricultural products, sorting, cutting, pressing, bagging, freezing, canning, packaging, milling, crushing, brining, fermenting, aging, pasteurizing, preserving storage, and bottling. Storage, warehousing, and distributing products in conjunction with the agricultural processing activity occurring on that site shall be allowed.*

Not appropriate in a rural residential neighborhood. Heavy water user.. Traffic. Truck, conveyor, forklift, and other industrial noises. Potential toxins released into our Aquifer. All the raw goods and labor must come from outside the SOUTH FIDALGO area which brings more traffic and labor produces sewage.

Roger Robinson - Written comments South Fidalgo Rural Residential (SF-RR) Proposal “P-12”
Commercial and Industrial uses P-12 , continued.

Anaerobic digester: *A facility that generates power from the anaerobic “digestion” of primarily plant and animal waste from agricultural activities and meets the requirements in RCW 70.95.330.*

Not appropriate in a rural residential neighborhood be it ‘permitted or exempt’ by the State of Washington and or Skagit County. Potential use of too much water. Potential traffic & noise. Potential toxins released into our Aquifer. Foul smells of rotting kitchen waste and methane gas that smells exactly like an open sewer.

Animal preserve: *A preserve for the public viewing of wild animals, either on foot or from the car, and either indoors or outdoors.*

Not appropriate in a rural residential neighborhood. Traffic, loud animal noise, smells from waste, potential of animals escaping & danger to the public. PITA states that ‘caged conditions are typically terrible for the animals’ in these environments.

Asphalt/concrete batching - Temporary or Permanent: *Temporary asphalt/concrete batching: the mixing of asphalt or concrete from the raw ingredients for a discrete project in the vicinity of the batching operation. For the purposes of this definition, “temporary” shall mean no longer than 1 year.*

Not appropriate in a rural residential neighborhood. Heavy truck traffic, noise from trucks and the manufacturing of asphalt or concrete. Toxic chemical odors.

Day-use and boarding kennels: *Any day-use kennel, limited kennel, or overnight boarding kennel operated as either a hobby or a business. A kennel-type structure does not, by itself, constitute a kennel. A hobby or business kennel can be one of the following kennel types:*

(1) *Day-use kennel: any premises at which 1 or more dogs, cats, or both are kept during daytime hours for a commercial purpose including but not limited to grooming, training, and/or boarding.*

(2) *Limited kennel: any premises at which 1 or more dogs, cats, or both are kept overnight for a commercial purpose including but not limited to breeding or selling. A single, incidental litter in a 12-month period is not a commercial purpose.*

(3) *Overnight boarding kennel: Any premises at which 1 or more dogs, cats, or both are kept overnight for the commercial purpose of boarding.*

Not appropriate for a rural residential neighborhood. Potential use of too much water. Traffic & noise issues from multiple housed dogs barking. Potential toxins released into Aquifer from waste disposal.

Destination and developed campgrounds:

Destination Campground: A campground with a high level of amenities, including the amenities of a developed campground and any of the following: snack bars, small retail shops, restaurants, recreation halls, or other similar activities to serve the campground patrons.

Developed Campground: A campground with a moderate level of amenities, including any of the following: plumbed restrooms, individual campsites or cabins with sewer and water, a dump station, laundry facilities, sports courts, on-site offices, or picnic shelters.

Not appropriate in a Rural Neighborhood. Large footprint, in an area of residential homes.

Heavy traffic, noise, litter. Tremendous user of water.

Display gardens: *Horticultural gardens open to the public, including ornamental plants.*

Not appropriate in a Rural Neighborhood. Heavy traffic from cars & tour buses. Heavy polluter using

fertilizers that contaminate the aquifer. Tremendous user of water.

Fish hatchery: *No definition from the County. Dictionary definition - A place for artificial breeding, hatching and rearing through the early life stages of animals, finfish and shellfish in particular.*
Not appropriate in a Rural Neighborhood. Smells, odors. Tremendous user of water. Potential contamination of the aquifer from flushed - spent tank water.

Golf course: *A recreational facility designed and developed for golf activities. May include as accessory uses a pro shop, snack bar (not including restaurants), and caddyshack/maintenance buildings.*
Not appropriate in a Rural Neighborhood. Tremendous user of water. Heavy polluter using fertilizers that contaminate the aquifer. Noise, traffic. Very large footprint.

Manure lagoon: *Lagoons for livestock and poultry waste which shall follow construction and management guidelines set forth by the USDA-NRCS.*
Not appropriate in a Rural Neighborhood. Odors, pollution, heavy contamination of the aquifer.

Off-road vehicle use areas: *Designated areas and trails for off-road vehicles to serve more than immediate family living on the site.*
Not appropriate in a Rural Neighborhood. Tremendous noise from motorcycles and or cars, trucks & trailers. Traffic, litter. Pollution from exhaust. Erosion issues.

Outdoor outfitter enterprises: *A hunting, fishing, bird watching and similar outdoor outfitting enterprises that are allowed as a special use; on natural resource lands OOE must remain incidental to the primary resource use of the land. Outdoor outfitting opportunities may be provided by the land owner or members of his/her immediate family on a trip basis or through direct lease to a hunt club, individual or group or through sublease to a professional outdoor outfitter. For the purposes of this definition, "incidental" shall mean resulting in income and land use that supplements, but does not exceed the primary use of the natural resource land for agricultural or forestry use. No net loss of designated resource land may occur as a result of OOE. These enterprises must comply with specific criteria for special uses outlined in SCC 14.16.900(2)(d). This definition shall not be considered to apply to private hunting and fishing.*
Not appropriate in a Rural Neighborhood. Noise. Traffic. Shooting of firearms when hunting is not appropriate in a Rural Neighborhood where families and children live. SAFETY ISSUES.

Private aircraft landing fields: *An aircraft landing field for private, noncommercial use.*
Not appropriate in a Rural Neighborhood. Noise, danger. 'Private' landing fields can house multiple users planes. They may not be 'commercial' but it feels like 'commercial' to the neighborhood when 2 - 20 planes share the same landing strip. Large footprint.

Page 6 of 8

Roger Robinson - Written comments South Fidalgo Rural Residential (SF-RR) Proposal "P-12" Commercial and Industrial uses P-12 , continued.

Recreational racetracks: *No definition by the County. Dictionary - Recreational racetracks are auto race tracks for high speed auto racing.*
Not appropriate in a Rural Neighborhood. Noise. Traffic. Litter. Sewage. Water usage.

Seasonal worker housing: *No more than 10 manufactured homes grouped together to provide temporary housing for seasonal workers. The homes may be occupied no longer than the growing season.*

Not appropriate in a rural residential neighborhood. Traffic. Water usage. Sewage. Similar to a Motel.

Wholesale nurseries: *No definition by the County. Where plants are grown and sold for transplanting.*
Not appropriate in a rural residential neighborhood. Like Display Gardens, heavy polluter using fertilizers that contaminate the aquifer. Heavy user of water. Truck noise, etc. Too large of a footprint.

Recycling drop box facility: *Recycling drop box facility: a facility used for receiving residential-generated and consumer source-separated, non-putrescible recyclables such as the following: cardboard, paper, tin and/or aluminum cans, glass containers, and recyclable plastics. Recyclables shall be immediately deposited into covered container(s) that together do not exceed a total volume of 50 cubic yards. Recycling drop box facilities shall not be used for outdoor storage, long-term storage, stockpiling, processing, or final disposal of waste; generate dust, fumes, odors, leachate, or similar nuisances; or attract pests. Drop box facilities shall operate unmanned or manned by an attendant whose duties are limited to directing the deposit of waste, clean-up, and the removal of solid waste containers; and be designed to serve a small, local community. Waste or recycling containers with a combined total volume of 10 cubic yards or less are not considered a land use regulated under this Title.*

Not appropriate in a Rural Neighborhood. Noise from traffic from customers as well as garbage trucks. Noise from glass breaking and metal thrown into holding containers.

End Commercial / Industrial Uses P-12.

Page 7 of 8

Roger Robinson - Written comments South Fidalgo Rural Residential (SF-RR) Proposal "P-12"

Examples of CaRDs that are 'not' clustered, as Planning is constantly explaining is an important aspect of using CaRDs. Three are on on Fidalgo in Zone RRv, One is on Guemes in Zone RRv, One is on Fidalgo in Zone RI. (http format):

1. Gold CaRD [P118238](#) - Fidalgo Zone RRv

<https://www.skagitcounty.net/Maps/iMap/?pid=P126535>

Miller Rd & Hwy 20

Notice how the 3 CaRDs are not "clustered". Would have been 1 house w/o CaRDs.

12.67 acres received 3 CaRD building lots - 1.79ac, 1ac & 1ac leaving 8.88ac open space.

2. Tibbles CaRD [P118238](#) - Fidalgo Zone RRv

<https://www.skagitcounty.net/Maps/iMap/?pid=P118238>

Hwy 20 near Campbell Lake

'Somewhat' Clustered. Would have been 2 houses w/o CaRDs.

23.89 acres received 5 CaRD building lots - 2.70ac, 1.27ac, 1ac, 2.57, 1ac, 1ac, 14.35ac open space

This is the owner who talked about how great "his well" is, and didn't understand how his well, and all the others on his hill "pull" the aquifer down so salt water comes in around the edge of the island. All he cared about was his 75 acres that could CaRD 15 lots (that equals 30 houses with ADU's).

3. Christiansen CaRD [P130497](#) - Fidalgo Zone RRv

<https://www.skagitcounty.net/Maps/iMap/?pid=P130497>

Summit Trail & Stevenson Rd.

Not 'Clustered at all. Would have been 1 house w/o CaRD density bonus.

Roger Robinson - Written comments South Fidalgo Rural Residential (SF-RR) Proposal "P-12"

4. STUTZMAN CaRD [P118039](https://www.skagitcounty.net/Maps/iMap/?pid=P118039) - Zone RRv Guemes Island

<https://www.skagitcounty.net/Maps/iMap/?pid=P118039>

Eden's Rd. Guemes Island

Not clustered at all. Would have been only 1 house w/o CaRD density bonus.

1ac, 1ac, 7.82ac open space

The Buchan CaRD on South Fidalgo is in Zone Rural Intermediate (RI). RI does not allow a Density Bonus. Planning allowed 4 Density Bonus' for a total of 5 tiny lots to be CaRDed on a 3.14 acre lot. The RI zone does not allow Density Bonuses. Look in the East County for more.

1. Buchan CaRD [P114976](https://www.skagitcounty.net/Maps/iMap/?pid=P114971) - Zone RI (no density bonus allowed)

<https://www.skagitcounty.net/Maps/iMap/?pid=P114971>

Marine Drive.

Clustered 5 tiny lots. Should have been only 1 house w/o CaRD density bonus.

Zone RI DOES NOT ALLOW A DENSITY BONUS - they received 4.

Total land area was 3.14 acres including open space.

End CaRD Examples P-12

Page 8 of 8

Roger Robinson - Written comments South Fidalgo Rural Residential (SF-RR) Proposal "P-12"

Local Area EPA Designated Aquifer map & documentation (http format):

EPA Designated Aquifer map:

https://www3.epa.gov/region10/pdf/water/ssa/maps/ssa_whidbey_camano_guemes_marrowstone_2008.pdf

EPA Designated Aquifer documentation:

<https://yosemite.epa.gov/r10/water.nsf/sole+source+aquifers/SSA#aquifer>

End EPA Map & Aquifer Designations

RECEIVED

APR - 6 2017

SKAGIT COUNTY
PDS

April 4, 2017

Re: Comments on proposed "2017 Docket of Proposed Policy, Code, and Map Amendments"
To: Planning and Development Services
1800 Continental Place, Mount Vernon WA 98273
From: Hal Rooks, 5971 Upper Hollow Lane, Anacortes, WA 98221

GIPAC Comments to the Skagit County Planning Commission: Permanently Protecting Open Space in CaRDs

My name is Hal Rooks and my address on Guemes Island is 5971 Upper Hollow Lane. I am the chairperson of the Guemes Island Planning Advisory Committee – GIPAC.

GIPAC fully supports proposal P-7 in the 2017 docket of Comprehensive Plan Policy, Code and Map amendments, as presented by the County Planning Department. Proposal P-7 would amend the County Zoning Code, Chapter 14.18, to require permanent protection of any open space designated through a CaRD (Conservation and Reserve Development) subdivision on Guemes Island. This code amendment would implement Policy 4.21 of the adopted Guemes Island Subarea Plan, a policy which was approved by the Board of County Commissioners in 2011 but has not yet been codified.

This code change is consistent with existing code (SCC 14.18.310(2)), which states that there is no density bonus for CaRD developments on Guemes because the entire island is dependent on a "sole source aquifer."

We appreciate that the County's Planning Department recommends approval of GIPAC's proposed amendment to permanently protect open space in a CaRD and we ask that the Planning Commission also recommend approval.

That said, while we support proposal P-7 as far as it goes, I want to give you a heads-up about a concern of ours that we became aware of after our amendment was docketed by the Department and that we therefore were not able to address in this year's submission. We intend to address this concern in the 2018 code amendment cycle.

The code amendment proposed in the 2017 docket would prohibit additional houses in designated CaRD open space. However, as you know, CaRD open space is assigned one of six 'open space' categories existing in the CaRD code 14.18.310(5) which allow a wide variety of non-residential uses, particularly in the Rural Reserve Zone. Many of these potential uses are ones we consider incompatible with the concept of "open space" on Guemes Island. These include everything from indoor recreational facilities, kennels and bed-and-breakfasts, to recreational areas supporting use of motorized vehicles such as dirt bikes, all-terrain vehicles and the like. In our view, these uses are plainly inconsistent with the concept of "open space" on Guemes Island.

Next year, we will therefore propose that Open Space preserved in a CaRD on Guemes Island would not allow:

- Any new buildings, except for barns and sheds accessory to agriculture on the property;
- Commercial facilities of any kind, including recreational;
- Recreational uses involving operation of motorized vehicles such as dirt bikes, all-terrain vehicles and the like; and

- Within critical areas, any development that has not met the review and conservation requirements of SCC 14.24, the Critical Areas Ordinance

To sum up, GIPAC would like to see the CaRD process remain a viable tool for environmentally-sensitive development on Guemes Island. However, we also want to keep CaRD open space predominantly free of buildings (i.e., truly "open"), while retaining flexibility for property owners to make use of their open land for lower impact uses such as agriculture and outdoor recreation.

Again, we support proposal P-7 in this year's docket. Thank you for your consideration.

From: Schaeffer, Barry M
To: [PDS comments](#)
Subject: P-12 South Fidalgo 2017 Docket Amendment
Date: Monday, April 03, 2017 11:04:05 AM

I live on Fidalgo Island, and I support the entire P-12 South Fidalgo proposal.

I am greatly concerned that the current commercial and industrial uses on South Fidalgo (and the CaRD option) will negatively impact my quality of life and Fidalgo's rural character.

I am greatly concerned about the status of the area's aquifer. I urge the planning commissioners to recommend that the county submit an application for a USGS Hydrogeologic Study on South Fidalgo before any more CaRDs are created on South Fidalgo. I strongly urge that the County stop handing out CaRD permits until this study has determined whether or not the Island's rural water supply is a sole source aquifer.

Barry Schaeffer
3601 West 8th St.
Anacortes, WA 98221

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From: Maureen Scheetz
To: [PDS comments](#)
Subject: 2017 Docket of Proposed Policy, Code and Map Amendments
Date: Thursday, April 06, 2017 2:29:35 PM

To Planning and Development Services,

South Fidalgo Island is a precious gem in the San Juan Islands and should be preserved as a unique environment. The island water source can not support a double density of residences drawing from a fragile aquifer on South Fidalgo Island.

Please adopt the P-12 proposal to redesignate all land now designated as SF-RR (South Fidalgo Rural Reserve), removing many of the non-residential special use allowances.

South Fidalgo should remain rural and with no cluster housing density bonus. Developments are best suited near community services.

No development in any way should be allowed without first performing an EIS. The Dept. of Ecology standards must be followed to eliminate major mistakes now and with future generations.

Always Consider the Environment First,
Maureen Scheetz

Maureen Scheetz
PO BOX 1717
Anacortes, WA 98221

From: Roger Severson
To: [PDS comments](#)
Date: Monday, April 03, 2017 12:03:32 PM

Dear Planning Commissioners,

I own property on Fidalgo Island, and I support the entire P-12 South Fidalgo proposal.

I am greatly concerned that the current commercial and industrial approved uses in the Rural Reserve code (and the CaRD option) will negatively impact my quality of life and Fidalgo's rural character.

I am greatly concerned about the status of the area's aquifer. I urge the planning commissioners to recommend that the county submit an application for a USGS Hydrogeologic Study on South Fidalgo before any more CaRDs are created on South Fidalgo. I strongly urge that the County stop handing out CaRD permits until this study has determined whether or not the Island's rural water supply is a sole source aquifer.

Thank you very much,

Roger and Diane Severson

From: Patricia Wasson
To: [PDS comments](#)
Subject: P-12 amendment proposal
Date: Wednesday, April 05, 2017 9:03:11 PM

Bob Shelly and Patty Wasson 14748 Rosario Rd. S Fidalgo Island. We fully support the P-12 amendment. We are land owners on S Fidalgo with 10.7 acres. We have lived on our property 1989. Our well which used to produce 9 gal/min 27 yrs ago now produces 3 gals/min. Please have a geological survey performed on the aquifer(s). Thank you. We were present at the commissioners meeting on 4/4/17 and like many of our neighbors we did not speak.

From: Laurie Sherman
To: [PDS comments](#)
Subject: P-12 South Fidalgo 2017 Docket Amendment
Date: Sunday, March 12, 2017 11:21:37 AM

I am in favor of the proposed SF-RR. Adopting a Rural Residential Zone will maintain the same base density as the county wide RR of 10 acres but remove the commercial and industrial allowed uses, dis-allow the density bonus presently allowed with CaRD development and preserve the water quality for households with on site wells and septic. On this hilly, bedrock island, run off and drainage, septic and water issues have increased due to higher density housing, especially around lakes and streams. Please consider this request for the long term preservation of S Fidalgo.

Laurie Sherman
4596 Ginnett Rd
Anacortes, 98221

From: shermanpt@gmail.com
To: [PDS comments](#)
Subject: 2017 Docket proposed policy code and map amendments SF Proposal P-12
Date: Wednesday, April 05, 2017 5:24:25 PM

I support the amendment proposal. Please do a hydrology study before allowing more development.

Laurie Sherman
4596 Ginnett Rd
Anacortes WA 98221

Sent from my iPhone

From: Paul Sherman
To: [PDS comments](#)
Subject: South Fidalgo
Date: Tuesday, March 14, 2017 7:42:42 AM

I am in favor of the proposed South Fidalgo Rural Residential zone. Adopting a Rural Residential Zone will maintain the same base density as the county wide Rural Reserve zone of 10 acres but remove inappropriate commercial and industrial allowed uses, dis-allow the density bonus presently allowed with CaRD development and preserve the water quality for households with on-site wells and septic. On this hilly, bedrock island, run off and drainage, septic and water issues have increased due to higher density housing, especially around lakes and streams. Please consider this request for the long term preservation of S. Fidalgo.



--

Staying active is key to healthy living

Paul Sherman, P.T.
Sherman Physical Therapy
www.shermanphysicaltherapy.com
1813 O Avenue
Anacortes, WA 98221
360-588-8075

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From: Paul Sherman
To: [PDS comments](#)
Subject: 017 Docket of Proposed Policy, Code, and Map Amendments - South Fidalgo Proposal
Date: Monday, April 03, 2017 2:48:56 PM

Dear Planning Commissioners,

I live on Fidalgo Island, and I support the entire P-12 South Fidalgo proposal.

I have concerns that the current commercial and industrial approved uses in the Rural Reserve code (and the CaRD option) will negatively impact our quality of life and Fidalgo's rural character.

I also have concerns about the status of the area's aquifer. I suggest the planning commissioners to recommend that the county submit an application for a USGS Hydrogeologic Study on South Fidalgo before any more CaRDs are created on South Fidalgo. I also would like the County to stop handing out CaRD permits until this study has determined whether or not the Island's rural water supply is a sole source aquifer.

Thank you for your consideration

Paul Sherman

--

Staying active is key to healthy living

Paul Sherman, P.T.
Sherman Physical Therapy
www.shermanphysicaltherapy.com
1813 O Avenue
Anacortes, WA 98221
360-588-8075

From: G F Sjursen
To: [PDS comments](#)
Subject: Proposal C-15 Ika Island to Rural Reserve
Date: Wednesday, April 05, 2017 8:59:02 AM

I am corresponding with you regarding the redesignation of Ika Island (P15229) and the adjacent 2nd class tidelands (P15230) from OSRSI to Rural reserve. I noticed that on the map, P15229 is being considered for rural reserve through amendment, however parcel P15230 although being removed from OSRSI, is suggested to be shown as water.

Such a display would be incorrect. This is a large parcel that is privately owned and is unlike most, if not all, tidelands in Skagit county. The parcel is approximately 70 acres. Importantly, the tidelands are submerged a minimal amount of time each day. The waters over this parcel are often too shallow even at high tide for any kind of watercraft navigation.

Labeling parcel 151230 as water would not be correct and would misrepresent ownership, and convey incorrect information to the public who use online maps and other information sources to navigate. The tidelands are used by the owners for recreation. The owners want to be able to use these privately owned tidelands without trespass from others who may be informed incorrectly by labeling the parcel as "water".

These privately owned tidelands are used for recreation including waterfowl hunting, and while the public could possibly navigate the tidelands when submerged; the public does not have the right to use the underlying lands for activities such as, but not limited to, anchoring to the underlying tidelands or utilizing objects such as tree stumps and drift that is in contact with the underlying tidelands. Such activity, if not done without proper permission, would be using private property without permission and thus would constitute trespassing.

I am requesting that parcel #P15230 be designated as privately owned tidelands, and not designated as "water" on any maps or designations, etc. Thank you very much for your consideration.

--

George Freeman Sjursen
Vice-President, Ikade, Incorporated
4259 Woodland Park Avenue N #1
Seattle, Washington 98103

From: carmen spofford
To: [PDS comments](#)
Cc: [carmen Spofford](#)
Subject: 2017 Docket of Proposed Policy, Code, and Map Amendments - South Fidalgo Proposal
Date: Monday, April 03, 2017 2:04:55 PM

Dear Planning Commissioners,

I, too, live on South Fidalgo Island, and I support the entire P-12 South Fidalgo proposal.

I am greatly concerned that the current commercial and industrial approved uses in the Rural Reserve code (and the CaRD option) will negatively impact my quality of life and Fidalgo's rural character.

I am especially concerned about the status of the area's aquifer, since we are on a community well and have had water issues, especially during dry summers. We also have what I would consider, a commercial property (formerly a residence), adjacent to our home and using our community well. The property has gone from 2 residents to 10+ residents and they are using more water all the time and no doubt there will be an additional 3-4 residents in the future.

I urge the Planning Commissioners to recommend that the county submit an application for a USGS Hydrogeologic Study on South Fidalgo before any more CaRDs are created on South Fidalgo. I strongly urge that the County stop handing out CaRD permits until this study has determined whether or not the Island's rural water supply is a sole source aquifer.

Thank you for your attention,

Carmen Spofford + Bruce Wick

Carmen Spofford + Bruce Wick
3429 Green Cliffs Rd.
Anacortes, WA 98221

From: richard brigham & sally stapp
To: [PDS comments](#)
Subject: 2017 Docket of Proposed Policy, Code, and Map Amendments.
Date: Thursday, April 06, 2017 12:36:42 PM

Regards:

I read with interest some of the existing Skagit County code concerning CaRD development. I support the proposed Comprehensive Plan amendment P-7 that will permanently protect open space that is designated in a CaRD development on Guemes Island.

I reside on the North Beach of Guemes Island where many wells have failed due to seawater intruding into our fragile aquifer. I also own a 20-acre piece with my three siblings in a Rural Reserve section of North Beach. In a conversation recently with Grace Roeder, my sister learned that we could develop two one-acre lots and reserve the remaining 18 in Open Space. Given the lack of water on Guemes's north end, it makes sense to us that unbridled housing growth in sensitive areas is counter productive.

Also on North Beach, a 60-acre piece was developed with six one acre lots along the bluff and 54 acres preserved as Open Space. It's encouraging that the density bonus that exists in the rest of the county does not apply to CaRD development on Guemes. In order to maintain the rural character of Guemes it is vitally important to preserve open space. Thank you for consideration of my comments.

Sally Stapp
5191 Lewis Lane
Anacortes, WA
98221

From: Carol Steffy
To: [PDS comments](#)
Subject: 2017 Docket of Proposed Policy, Code, and Map Amendments
Date: Wednesday, April 05, 2017 3:43:43 AM

I am a Guemes Island resident of thirty-five years, wanting to preserve the rural character of our island and protect our sole source aquifer.

I support the proposed Comprehensive Plan amendment P-7 that will permanently protect open space that is designated in a CaRD development on Guemes Island.

I ask the Planning Commission to approve this amendment that is supported by the Planning and Development Services Department, the Guemes Island Planning Advisory Committee, and the Guemes Island Subarea Plan.

Sincerely,

Carol Steffy
7027 Holiday Blvd.
Anacortes, WA 98221

From: Paul Stricker
To: [PDS comments](#)
Subject: 2017 Docket of Proposed Policy, Code. and Map Amendments- South Fildalgo Proposal
Date: Monday, March 27, 2017 8:43:48 PM

From 14855 Taggart Quarry Road we have watched this zone since 1966.

Totally approve of the proposal, particularly the prohibition of CaRDs due to drainage and water conditions on the rock.

A similar development was approved next door to us in the early 90's under the current code.

Within a few years the HOA was disbanded, easements and roads bulldozed, altered (including fire dept turn around), and relocated by blasting as if there were never any conditions of approval.

The residents are now fighting over water as there exist six legal sites on a 5 gal per minute well.

Fortunately A sixth site, allowed as "hardship" to the developer was purchased by the State Park, a mercy.

We don't think the CaRD's conditions of approval are enforced by the county *now* and would eliminate them as proposed.

Paul Stricker
1521 30th Ave S
Seattle, wa 98144

From: William Thomson
To: [PDS comments](#)
Subject: P-12 South Fidalgo 2017 Docket Amendment
Date: Monday, April 03, 2017 8:23:53 AM

I strongly support the entire P-12 South Fidalgo proposal to have the Rural Reserve zone to be rezoned to the South Fidalgo Rural Residential, and to limit the density bonus allowed with CaRDs.

The current nomenclature of Rural Reserve allows a large variety of intense commercial uses which are not appropriate for the rural character of this area, nor healthy for maintaining the aquifer for current water users. I am a resident of Sunset West Water Association with a potential of 46 connections depending on three common wells. Each year we strive for water conservation in many ways: education, meeting the Department of Health's Water Efficiency Rule of less than 10% water loss, being vigilant regarding identifying and repairing leaks as they occur. We recognize the significance of not having an unlimited water supply. Having commercial/industrial users and increased residential density is very short-sighted and is not being vigilant with protecting a precious limited resource-the aquifer on South Fidalgo.

In addition, I also support not handing out CaRD permits until we know we have the water to support extra lots. A study of the current aquifer would be appropriate.

Thank you for your consideration.

Dolores Thomson
14215 Cedar Way
Anacortes

From: johnkdahl@comcast.net
To: [PDS comments](#)
Subject: 2017 Docket of Proposed Policy, Code and Map Amendments
Date: Tuesday, April 04, 2017 10:20:13 AM

Dear Commissioners:

I currently own property on South Fidalgo Island - Rural Reserve.

I do not support the proposed 2017 Comprehensive Plan Amendment for South Fidalgo Island from Rural Reserve to Rural Residential eliminating the 17 commercial uses and elimination of the CaRD development options.

Thank you.

Charles H. Trafton
13971 Trafton Rd.
Anacortes, WA 98221

From: verbarendse@comcast.net
To: [PDS comments](#)
Cc: [Verbarendse, Krysta](#); [steve verbarendse](#)
Subject: P-12, New South Fidalgo Rural Residential Zone
Date: Tuesday, April 04, 2017 12:23:24 PM

Skagit County Commissioners

I am writing to express my **disagreement and strong opposition** to the newly proposed rezoning of South Fidalgo Rural Residential to the "P-12, New South Fidalgo Rural Reserve Zone (SFRR)".

Like many of my neighbors, I purchased and built on my land in this zoning to enjoy my property how it is currently zoned. This new zoning will effectively preclude many of the activities that we currently enjoy:

Aviation: The aviation community has a long and active history in this area including Lake Campbell. Hand-gliders currently jump from Mount Erie and land on multiple properties in this affected area; NAS Whidbey Search and Rescue uses this area for training and other purposes; my neighbors and I use this area for aircraft landing and operations.

Off-Road Vehicles: My neighbors and I have taught our children to drive and ride motorcycles, four-wheelers, golf carts, and a variety of other "off-road" vehicles that are not allowed in other zoning. Is any unlicensed vehicle considered "off-road"? We purchased in this area to enjoy these activities and this re-zone is too broad.

Commercial Activities: Many of our neighbors have an agricultural land designation for property tax purposes which requires a certain amount of income based on farm and agricultural sales, ie. fruits, eggs, trees, etc. By definition, this is "commercial use". Is the County going to raise our taxes if we cannot meet the sale requirement due to the new zoning?

It is disagreeable to me that the Commissioners would consider adding and/or changing zones based on the whims of a group of neighbors or special interest groups, who in their sole opinion want to ban certain commercial or private uses that THEY feel are "*not appropriate on South Fidalgo*".

Fidalgo Island should be for ALL people, not just a small minority, that think they can dictate how one can or cannot use their property. We all pay property taxes and enjoy the rights and responsibilities that come with land ownership. That said, should the rezone occur, it will greatly diminish the value and use of our properties as well as our sense of community and freedom. If the tables were turned, would the proponents of this rezone, want their neighbors telling them what they can and cannot do on their land?

Secondly, have the Commissioners considered that many of the land uses we currently enjoy in the Rural Residential zoning add to our quality of life and to that of our community? Many of these activities also bring jobs and revenue to Anacortes and Skagit County. It seems a bit contradictory that the very activities this group wants to discriminate against are the very activities that most people bought their land to enjoy.

I need to point out, that this week is Spring Break for the Anacortes School District. We and many of our friends are with our children looking at colleges, vacationing, and out of town preventing us

from attending the hearing. We request that additional hearings be scheduled so that more property owners may attend to voice their support or opposition to this proposal.

We ask that you consider our strong opposition to this rezone and NOT adopt new zoning on South Fidalgo.

Sincerely,

Krysta Verbarendse

6192 Campbell Lake Road

Anacortes, WA 98221

From: Krysta Verbarendse
To: [PDS comments](#)
Subject: P-12, New South Fidalgo Rural Residential Zone
Date: Tuesday, April 04, 2017 12:27:47 PM

Skagit County Commissioners

I am writing to express my **disagreement and strong opposition** to the newly proposed rezoning of South Fidalgo Rural Residential to the "P-12, New South Fidalgo Rural Reserve Zone (SFRR)".

Like many of my neighbors, I purchased and built on my land in this zoning to enjoy my property how it is currently zoned. This new zoning will effectively preclude many of the activities that we currently enjoy:

Aviation: The aviation community has a long and active history in this area including Lake Campbell. Hand-gliders currently jump from Mount Erie and land on multiple properties in this affected area; NAS Whidbey Search and Rescue uses this area for training and other purposes; my neighbors and I use this area for aircraft landing and operations.

Off-Road Vehicles: My neighbors and I have taught our children to drive and ride motorcycles, four-wheelers, golf carts, and a variety of other "off-road" vehicles that are not allowed in other zoning. Is any unlicensed vehicle considered "off-road"? We purchased in this area to enjoy these activities and this re-zone is too broad.

Commercial Activities: Many of our neighbors have an agricultural land designation for property tax purposes which requires a certain amount of income based on farm and agricultural sales, ie. fruits, eggs, trees, etc. By definition, this is "commercial use". Is the County going to raise our taxes if we cannot meet the sale requirement due to the new zoning?

It is disagreeable to me that the Commissioners would consider adding and/or changing zones based on the whims of a group of neighbors or special interest groups, who in their sole opinion want to ban certain commercial or private uses that THEY feel are "*not appropriate on South Fidalgo*".

Fidalgo Island should be for ALL people, not just a small minority, that think they can dictate how one can or cannot use their property. We all pay property taxes and enjoy the rights and responsibilities that come with land ownership. That said, should the rezone occur, it will greatly diminish the value and use of our properties as well as our sense of community and freedom. If the tables were turned, would the proponents of this rezone, want their neighbors telling them what they can and cannot do on their land?

Secondly, have the Commissioners considered that many of the land uses we currently enjoy in the Rural Residential zoning add to our quality of life and to that of our community? Many of these activities also bring jobs and revenue to Anacortes and Skagit County. It seems a bit contradictory that the very activities this group wants to discriminate against are the very activities that most people bought their land to enjoy.

I need to point out, that this week is Spring Break for the Anacortes School District. We and many of our friends are with our children looking at colleges, vacationing, and out of town preventing us from attending the hearing. We request that additional hearings be scheduled so that more

property owners may attend to voice their support or opposition to this proposal.

We ask that you consider our strong opposition to this rezone and NOT adopt new zoning on South Fidalgo.

Sincerely,

Steve Verbarendse

6192 Campbell Lake Road

Anacortes, WA 98221

From: Edith Walden
To: [PDS comments](#)
Subject: 2017 Docket of Proposed Policy, Code, and Map Amendments
Date: Thursday, April 06, 2017 10:13:47 AM

To the Skagit County Planning Commission:

As a Guemes Island resident, I urge you to adopt the proposed amendment P-7 to the Skagit County Comprehensive Plan. This amendment would permanently protect open space on Guemes Island that is designated through a CaRD development. Guemes Island is a rural island that has a sole source aquifer and hundreds of developed lots that do not meet the current minimum zoning standards of two-and-a-half acres (Rural Intermediate). The aging population of the majority of Guemes property owners forecasts a significant transfer of property in the next decade, which will result in pressure to remodel, upscale, and enlarge current residences. To preserve the rural character of Guemes Island and protect our sole source aquifer, it is imperative that open space be protected.

I am the owner of 25 acres of agricultural open space that is contiguous with more than 100 acres of adjoining agricultural open space in the central valley of the island. Much of this property is preserved by conservation easements. CaRD open space should be similarly preserved. Amendment P-7 is supported by the Skagit County Planning and Development Services Department, the Guemes Island Subarea Plan, the Guemes Island Planning and Advisory Committee, and the general community.

Thank you for your consideration.

Edith Walden
6203 S Shore Rd
Anacortes, WA 98221

This email has been checked for viruses by Avast antivirus software.
<https://www.avast.com/antivirus>

From: Jeffrey Waldron
To: [PDS comments](#)
Subject: rural reserve- south fidalgo island change in zoning
Date: Friday, March 24, 2017 12:40:06 PM

I would like to express my views on the proposed zoning change to South Fidalgo Island. I do not support this change.

I do not support restricting the uses allowed for landowners and their property. During the 1980's growth management zoning was introduced into Skagit County. Future development in rural Skagit County was laid out with those new regulations in place. I see this new attempt to further restrict what uses a land owner is allowed as further eroding property rights with out compensation.

Please do not be fooled into thinking that all property owners on South Fidalgo Island support restricting property rights. I own a 5 acre parcel on Sharpe road. We do not ranch, have a christmas tree farm, RV park. We have a single family dwelling on our property and I do not feel threatened by encroaching growth or rural development with existing zoning.

I strongly believe that our existing zoning adequately prevents overdevelopment. I also strongly believe in the rights of property owners over what others who do not own property in this area see as beneficial.

Jeff Waldron
4290 Sharpe Rd
Anacortes, WA
98221

360.293.9356

jncwaldo@comcast.net

From: shalace72@gmail.com
To: [PDS comments](#)
Subject: P-12, New South Fidalgo Rural Residential Zone"
Date: Thursday, April 06, 2017 11:47:00 AM

Hello members of the Skagit County Planning Commission,

My name is David Wallace I own the property at 13025 Thompson Rd. Anacortes Wa.98221. I would like to take the time to share with you why I along with ALL of my neighbors on Thompson rd. do not believe that the P-12 amendment should include those of us on EAST FIDALGO ISLAND.

the property on my north Is by Steve Zurcher and they run S&S Glass repair company as well as Zurcher Bulldozing and Excavations, USDOT 1935963. daily driving of large trucks trailers excavation equipment and such. 200 feet to my south is TMS K-9 Connections , <http://www.tms-k9connections.com>. The Neighbors were adamant that they did not want the K-9 training and boarding facility in our neighborhood but after the permit was granted by the commissioners we had no more recourse. The dogs and handlers constantly yelling or commanding the dogs can be heard all through out the day. Directly across the street Mr. Steve Kuchin has a Salmon and crab business and to the North of him Tami and Garth Guilden own Fidalgo Taxidermy, <http://www.fidalgotaxidermy.com> . The property directly behind me is owned by Donald Cocherl, who owned and operates Dc construction from his property. I am surrounded by neighbors who own and operate home based businesses that I would be excluded from if P-12 passes.

I along with my neighbors would encourage you to remove the Rural Reserve properties east of HWY 20 and North of Campbell lake from the P-12 predesignation to South Fidalgo Rural Reserve. We have an Electrical substations trucking company and atlas one other construction company just on Fidalgo. With in a half a mile we have 2 auto dealers, 2 refineries, another Kennel, 2 Breweries, a golf course. It also appears that we will have a Sammish Casino on the corner of Thompson Rd. This is not tenable for me, a property owner, to have to live amongst yet not be able to participate in due to over reaching regulation.

Thanks for your consideration,

David S Wallace and Tracy A Smolsnik
13025 Thompson Rd.
Anacortes, Wa 98221
RURAL RESERVE.
EAST FIDALGO ISLAND.

From: Cyndi Walters
To: [PDS comments](#)
Subject: 2017 Docket of Proposed Policy, Code, and Map Amendments - South Fidalgo Proposal P-12
Date: Thursday, April 06, 2017 1:32:33 PM

We support the P-12 amendment proposal.

Thank you for your consideration.

Randy and Cyndi Walters
14669 Sky Island Lane
Anacortes, Wa 98221

Sent from my Windows 10 phone

From: Patricia Wasson
To: [PDS comments](#)
Subject: 2017 Docket of Proposed Policy, Code and Map Amendments -South Fidalgo Proposal
Date: Sunday, March 26, 2017 10:32:09 AM

As residents of South Fidalgo Island we are in support of renaming our present "county wide" Rural Reserve zone to South Fidalgo Rural Reserve zone.

We support removing the following businesses from the current approved list of businesses:

- 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

Sincerely, Patty Wasson and Bob Shelly
14748 Rosario Rd
Anacortes, Wa

From: anacowebb@comcast.net
To: [PDS comments](#)
Subject: 2017 Docket of Proposed Policy, Code, and Map Amendments - South Fidalgo Proposal
Date: Friday, March 31, 2017 3:51:56 PM

Planning Commissioners,

I am writing to let you know that I and my family support the rezoning of south Fidalgo to South Fidalgo Rural Residential or SF-RR.

My biggest concern is aquifer depletion. Many of my neighbors already have very poor or sketchy wells and I worry that more industry or more housing (CaRDs) will put an even heavier load on our aquifer and those of us who do have reasonably good wells will begin to see them fail.

Many of us came to south Fidalgo for the rural feel of the area. Many of us paid a high price (\$\$) for the opportunity to live in this rural setting. We feel that allowing noisy or smelly industry will take away from the rural, tranquil feeling of the area.

Thanks for your consideration,

Mike and Dana Webb
15426 Penington Lane
Anacortes, WA 98221
South Fidalgo

From: Arlene Wechezak
To: [PDS comments](#)
Subject: P-12 South Fidalgo 2017 Docket Amendment
Date: Sunday, April 02, 2017 10:57:57 AM

Dear Commissioners,

I am writing in support of the entire P-12 South Fidalgo proposal. I have lived at my present So. Fidalgo home for 32 years. I chose and continue to embrace the rural nature of my surroundings. However, there are inconveniences associated with a pastoral-like life. Businesses are five and a half miles into and out of town. While we possess an excellent fire department, it is a volunteer entity and subject thereof. There is no public transit - so the retrieval of your car from the dealership is an expensive taxi ride away. There is no animal control - so when an abandoned puppy shows up at your door, it is up to you to navigate the winding county roads to the humane society for its rescue. In 2013 on Rosario Rd a sleepy driver crossed into my lane - totaling my car. Fortunately, no one was hurt, but there was severe property damage. It took over 30 minutes for a sheriff deputy to arrive. I bring these instances to your attention to demonstrate that South Fidalgo dwellers are willing to pay the price for inconvenience to maintain our rural lifestyle.

Thank you for your consideration of this request.

Arlene R Wechezak
3994 Windcrest Ln
Anacortes, WA 98221

From: James Whitefield
To: [PDS comments](#)
Subject: 2017 Docket of Proposed Policy, Code, and Map Amendments - South Fidalgo Proposal
Date: Monday, April 03, 2017 6:49:43 PM

Dear Planning Commissioners,

I live on Fidalgo Island, and I support the entire P-12 South Fidalgo proposal.

I am greatly concerned that the current commercial and industrial approved uses in the Rural Reserve code (and the CaRD option) will negatively impact my quality of life and Fidalgo's rural character.

I am greatly concerned about the status of the area's aquifer. I urge the planning commissioners to recommend that the county submit an application for a USGS Hydrogeologic Study on South Fidalgo before any more CaRDs are created on South Fidalgo. I strongly urge that the County stop handing out CaRD permits until this study has determined whether or not the Island's rural water supply is a sole source aquifer.

Thank you very much,

James R. Whitefield

15206 Deception Road

Anacortes, Washington

98221

From: ANIMAS7@aol.com
To: [PDS comments](#)
Subject: Response to P12 South Fildago
Date: Wednesday, April 05, 2017 3:53:28 PM

To County Officials,

My Name is David Wilcoxon our property is 7337 Miller Road and I am sending a written response to the P-12 South Fildago proposal. We strongly say NO to this proposal.

We have owned and operated Pioneer Trails RV resort for the last 17 years. We purchased it under the current zoning which made buying a 26 acre parcel attractive for future projects as well as operating the campground which has been on the property since 1976. We have put millions of dollars into expanding and improving the campground and have been good stewards of the land we own, following all the county guidelines ect whenever something came up that we needed to do so. We also bring hundreds of thousands of dollars into the local economy every year.

The P-12 proposal in effect would put us out of business and we simply will not sit by and let that happen. We abhor legal litigation but will not shy from it in this matter. We have already been talking to our attorneys and are ready to move forward, along with many other land owners by our side if this proposal is recommended for adoption. This is the worst contrived proposal we have ever seen come down the road in 17 years on the county level.

Having said this, I am hopeful that the county will make the decision turn the proposal down, understanding that there are many other ways to fix the lack of water problems that this proposal has been masked with. Either separating the water "CARD" issues out and address those by themselves and leaving the zoning alone. Or rezoning us into rural commercial so we are not affected by the asked for restrictions to our current zoning.

Please keep us informed on the dismissal of this proposal and or the rezoning of Pioneer Trails into Rural Commercial.

Best Regards,
David Wilcoxon
Pioneer Trails RV Resort
7337 Miller Rd.
Anacortes WA. 98221

360 920-6311

From: Zam DeShields
To: [PDS comments](#)
Subject: 2017 Docket of Proposed Policy, Code, and Map Amendments
Date: Tuesday, April 04, 2017 3:40:49 PM

RESENT WITH FULL ADDRESS

APRIL 4, 2017

Skagit County Planning and Development Services
Kirk Johnson, AICP, Senior Planner
1800 Continental Place, Mount Vernon WA 98273

Dear Mr. Johnson,

Samish Indian Nation is writing to express our opposition to the proposed 2017 Comprehensive Plan Amendment for the South Fidalgo Rural Residential zone as currently drafted. The Samish Indian Nation owns 120 acres within the proposed South Fidalgo rezone area. While we appreciate the concerns of the proponents of the rezoning to continue enjoying their property; the Samish Nation believes that the proposed amendment is overly restrictive and unwarranted given the influx of people into the area.

We understand the proposed amendment includes removal of 17 non-residential special uses for land. This is a significant reduction in use options, which reduces both value of land and opportunity for use and development. We agree with removal of some of the non-residential special uses including asphalt/concrete batching, animal clinic hospital, day use and boarding kennels, display gardens, off road vehicle use area, private aircraft landing fields, and recreational racetracks. We ask that the other uses remain available as special uses for land within this area. Although the Samish Indian Nation does not have defined plans for our lands within the proposed rezone area; the Tribe has an interest in maintaining options for future.

Additionally, the Tribe is also a strong supporter of Conservation and Reserve Developments (CaRDs) with density bonus options. The Tribe continues to evaluate how to provide housing for our members and other community members and recognize that CaRDs can encourage more efficient land development and preserve larger areas of open space. With the increasing need for housing within Skagit County –particularly in and near Anacortes, we believe CaRDs is a valuable tool available in land use planning and that it should remain as part of the uses within the South Fidalgo Rural Residential zone.

We appreciate the opportunity to provide our views on this matter. Zam DeShields, our Planning Department Director, is our staff contact on this matter.

Thank you,

Thomas D. Wooten
SAMISH INDIAN NATION
2918 Commercial Avenue, Anacortes, WA 98225

(Signed original comment letter sent 4.4.2017)

From: Rosann Wuebbels
To: [PDS comments](#)
Subject: what I am requesting for the south fidalgo area that we live in
Date: Tuesday, March 14, 2017 9:51:13 AM

The Issue:

Skagit County is 110 miles east to west. What is appropriate in Marblemount may not be appropriate on Fidalgo Island.

Presently, the Skagit Rural Reserve zone, allows a number of "odious" commercial & industrial uses on South Fidalgo, as it is a "county wide" zone. The zone also provides a 'housing density bonus' (CaRD) which is nothing more than end run around the Growth Management Act. CaRD's allow developers to build twice as many houses in Rural Reserve than what is permissible.

As the future becomes reality, greater housing density will increasingly be a problem for our dwindling South Fidalgo Sole Source Aquifer. There is a solution for South Fidalgo on the docket with the County Commissioners at this time.

Renames the present Rural Reserve Zone on Fidalgo Island to, *"South Fidalgo Rural Residential" Zone (SF-RR)*.
PLEASE • Maintain the same base residential density as the county wide Rural Reserve Zone, 1 residence per 10 acres.

- Remove 20 odious commercial & industrial allowed uses, e.g. Hazardous & Non-Hazardous Waste Disposal & Storage, Anaerobic Digester, Motorbike Race Tracks, etc.
- Continue to allow Home Based Businesses.
- Continue to allow pre-existing permitted non-residential uses.
- Do not allow CaRD development. At an minimum, the density bonus will be eliminated.
- The other zones on South Fidalgo, e.g. Rural Intermediate, Rural Business, Rural Resource, etc. will not be affected.

The Problem - Well Water Shortages vs Greater Housing Density:

The new SF-RR zone will eliminate the CaRD option which allows higher density development.

Presently, the county "throws in" a density bonus (an extra house) if a developer uses the CaRD loophole "to cluster" houses. Clustering is a good concept in to preserve open space. However it does not deserve a double impact on our Rural Lifestyle or our Sole Source Aquifer to accomplish it! Planning for the future, every new house that taps into our Aquifer puts more stress on our limited water supply. After the permit money is collected, all CaRD's do is double the housing, driveways, lights, cars & traffic, noise, septic issues & well water usage.

The Planning Department, the people hired by the county - not the volunteer Planning Commission, has proposed a 2nd option for CaRD's that that keep CaRD's on South Fidalgo for 'clustering of building lots on larger properties' but eliminates the density bonus presently allowed in CaRD developments. Even the Planning Department understands our water shortage problems.

If you love the rural living & beauty of South Fidalgo then please help to preserve it against development. Once it is gone - it is gone. SAVE SOUTH FIDALGO! understands this and has worked hard over the years to keep South Fidalgo rural. We also understand the issues around water shortages and having wells supplied by a Sole Source Aquifer. Higher density and industrial use threaten both our lifestyle and our well water supply. By eliminating CaRD's we will help enhance and preserve the *Rural Character & Lifestyle of South Fidalgo*, which is what everybody loves about living out here. In turn we help preserve our already weak *Sole Source Aquifer*.

Thank you, Rosann Wuebbels and George Reeves

*11134 O ave
Anacortes, WA 98221*

The following comments
were improperly submitted.

From: Fidalgo Taxidermy
To: [Fidalgo Taxidermy; PDS comments](#)
Subject: I just found this came back undelivered. P-12, New South Fidalgo Rural Residential Zone -
Date: Saturday, April 08, 2017 5:34:23 PM
Importance: High

I just found this came back undelivered.

I am trying again.

Tami

From: [Fidalgo Taxidermy](#)
Sent: Wednesday, April 05, 2017 9:34 PM
To: [Fidalgo Taxidermy](#)
Subject: P-12, New South Fidalgo Rural Residential Zone

pdscomments@co.skagit.wa.us

To the Skagit County Commissioners and Planning Commission,

In response to the proposed SF-RR zone change.

First let us express that we are against all the zoning changes and the additional proposals from the Save South Fidalgo (SSF)/South Fidalgo Island (SFI)/ Evergreen Island (EI) group.

After the public comment meeting last night a few of thing were obvious:

- 1) The above mentioned groups have a “not in our back yard agenda”. In fact their proposals sound just like the covenants in the housing developments and CaRDs all over the county. It looks/sounds like they want ALL of the county lands on Fidalgo Is. to hold to these same types of “covenants”.
- 2) Last night the SSF representative said they were against seasonal worker housing because it would require more public services and police. But they aren’t against seasonal workers, just not on South Fidalgo. This is the mentality of the SSF, SFI and EI groups! Oh I wish I had recorded that comment, a lawyer would have a field day with it. Should this way of thinking be making demands of our county?
- 3) The county needs to find out exactly how much water our rock (Fidalgo Is) has under it.
- 4) If the land is supplied by Anacortes Water or PUD they should not be part of the CaRD

The clue here is we live in the COUNTY i.e. rural, not a city or development with covenants.

If folks want to have a home based business then they should be able to have a money making,

tax paying business out of their home. It shouldn't matter what kind of business it is. Or if they want to ride a motorcycle or land their plane on their land they should have a right to. If a person has a home based business and the business grows (a good thing) and they want to expand on their property they should be able to also.

Our business, Fidalgo Taxidermy LLC is a good example. We started out like most small business, as a hobby. Then the hobby grew into a little business that grew into a bigger business. Next we had to build a separate building on our property to move our business into. We are open year around with 4 full time employees. (A bonus for Skagit Co. is our clients are from all over western WA so we are pulling in tax money from the other counties.) Hey 25 years ago we didn't think we would have a thriving business with employees.

There are 7 small businesses on Thompson Rd in less then 1 mile (Church, taxidermy, excavation, window sales, painting, seafood sales, dog kennel) on the south side of Hwy 20.

On the "Clustering of homes". These clusters put way to much traffic on our county roads. Thompson is a dead end road and substandard in size but there were two clusters of home developed off it. It's not been a good thing. People now day's don't seem to know how to edge over to let someone pass.

Garth & Tami Gilden
12944 Thompson Rd
Summit Park

From: Harold Account
To: [PDS comments](#)
Subject: 2017 Docket of Proposed Policy, Code, and Map Amendments - South Fidalgo Proposal
Date: Saturday, April 08, 2017 10:32:41 AM

To: Skagit County Planning Commission

From:
Harold and Carol Harrington
4579 Ginnett Rd
Anacortes 98221

We support the request for zoning revisions submitted as **P-12 South Fidalgo proposal**. The islands should not be treated the same as the rest of the county because it is an isolated island. I submit the following additional comments.

We are against a kennel of barking dogs which can affect the peace of people for a wide area. Even one uncontrolled dog can accomplish that by itself. A kennel would be much worse.

We are against airfields (water or land) on the island (particularly uncontrolled airfields) represent both a potential hazard and a source of noise intrusion for residents.

We are against animal waste ponds because they create a noxious environment for neighbors, and can cause significant damage to an isolated aquifer.

We are against any disposal waste material in a well on the island.

If absolutely necessary, allowing cards for properties with city water may be allowed. But the permission to do that will probably be taken advantage of (e.g., bonus rules) to destroy land that needs to be the natural storage mechanism of whatever aquifer an individual property is accessing.

The continued availability of clean water (with sufficient volume) from the wells of residents (surely a "property right") must be preserved; even at the expense of things some landowners consider to be their property rights. To quote Spock: The needs of the many outweigh the needs of the few. The county must immediately perform scientific evaluation of the aquifer water supplies available to island wells. This must include an island wide evaluation. This must also include a well monitoring program to track seasonal water levels in existing wells to develop a rational base line resource evaluation. In addition, there needs to be monitoring of seawater incursion for wells on the periphery of the island. The county must then regulate new construction (needing water volume from any new OR EXISTING well source), based on actual knowledge. Stop before we are in the same situation as Guemes Island. The county has already authorized a particularly excessive water use authorization for the Rosario Beach Marine Research Laboratories. It significantly damages the water supply of surrounding residents.

The only effort we have seen from the county to deal with water on Fidalgo is to route it off the watershed and into the ocean. And not particularly effectively.

We feel that the people complaining about impacting their property rights are quite willing to ignore their taking of the property rights for everyone else (e.g., water) for a limited resource. The very ability to inhabit our current (or future) homes depends on a viable water source. Those wanting to have various family dwellings on the targeted property may well leave their own family without sufficient water. And what water volume well X gets, 50 ft away there could be none. Anecdotal well yield/depth is quite useless.

An additional point needs to be made that every time someone clear cuts a piece of forest, or other critical components to aquifer recharge (i.e., the watershed), it causes further damage to our water supply. Optimally, the county should stop issuing building/development permits in locations not supplied by city water until they actually find out what the sustainable limits of our resources are. Particularly with a concern for climate change for the area. Planning must be for more than a year or two. Water availability and quality must be assured in perpetuity; not year by year. There also needs to be regulation of the destruction of the island watersheds. I firmly believe there are multiple aquifers on the island. And I have a clear example with my own well.

Our understanding is that there are some Salmon streams on South Fidalgo. The county is already prohibiting new wells in parts of the county to sustain Salmon migration. And many property owners in the larger county areas (with a relatively extensive aquifer), are going through the same "property rights" problems as the Fidalgo Island property owners would face. This may well be necessary for the island.

It must be recognized that property owners that have only a functioning well for their water supply, will have to literally abandon their homes if the aquifer fails!

From: island_farm@comcast.net
To: [PlanningCommissioners](#)
Subject: Fwd: SAVE SOUTH FIDALGO! - Last Appeal for Tomorrow's the Hearing
Date: Tuesday, April 04, 2017 10:50:58 AM

Commissioners: I will not be at tonight's scheduled meeting on subject. I believe that the currently well-thought-out zoning designations are adequate and the result of much hard and thoughtful work by a group of unbiased and qualified individuals (rather than by a small group of "self-entitled" local vocal individuals. I also believe that future perceived violations to the spirit of the current designation can fairly be dealt with on a case-by-case basis (as they already have been, in a few instances). The zoning designations should not be rewritten every few years.

And, I object, on principle, to the name of the group that is advocating for this change ("Save South Fidalgo"). The actual South Fidalgo Island is shown on the linked map: https://drive.google.com/open?id=1q8_ATxn9QPYwroeJhNsmScGb9Zs&usp=sharing

Respectfully,
Greg Hobson
4099 Sharpe Rd.
Anacortes, Wa. 98221

(A PDF of this email attached in case this formatting is not correct for your monitor)
SAVE SOUTH FIDALGO! - Last Appeal for Tomorrow's the Hearing

Dear South Fidalgo Neighbor,

Just a reminder that tomorrow night at 6 pm is our hearing for our new zoning proposal, in front of the Planning Commissioners.

This is my last appeal to ask you to *PLEASE* attend the hearing tomorrow evening at 6 pm.

We have a very good chance that the commissioners will agree that South Fidalgo shouldn't be the dumping ground for commercial & industrial uses. We also have a good chance to make them realize how our drinking water supply is threatened and how much rural character means to all of us.

We need a 'standing room only' crowd to accomplish this. The PC needs to understand that the community is supportive of this proposal. The only way they can recognize this is by comment letters, speakers, and "a lot" of faces in the audience.

It's this simple - these hearings are the most successful when the community shows up in support. We *must* win the vote of the Planning Commissioners tomorrow night for this proposal to get to the final step - the County Commissioners.

Without your support, all this will have been for nothing. It's not often that proposals actually get docketed. Hundreds try - only a few show enough merit to be docketed. But it takes a showing of "the community" to win - so I am asking one last time "if" you will please show up tomorrow night, get your comment letter in, and speak if at all possible. If you speak, you can say as little as "I support the P-12 proposal as it is docketed" - or you can read your comment letter.

If we only have 25 people there - we are finished.

If we have standing room only - we have a good chance of winning the Planning Commissioner's vote.

The choice is yours; an Anaerobic Digester or Trail Bike Race Track down the road, or beautiful South Fidalgo?

Drinking water or more & more houses taking away your Senior Water Rights?

Planning Commission Hearing Time & Place:

Tuesday April 4th, 6:00 pm

Planning and Development Services / 1800 Continental Place, Mount Vernon WA 98273

Written Comments:

Email comments are preferred and must be sent to pdscomments@co.skagit.wa.us

Subject Line Must Say: 2017 Docket of Proposed Policy, Code, and Map Amendments - South Fidalgo Proposal

Please get your written comments emailed by April 4th.

Our new South Fidalgo "specific" Rural Residential Zone proposal will die on the vine if we don't have a full house in favor of the proposal, tomorrow evening April 4th. Will you be there?

Questions? Comments? Email me.

SAVE SOUTH FIDALGO!

Roger Robinson
Rosario Beach

PS: Do you have a neighbor who should know about this hearing or who needs a ride?

From: [website](#)
To: [Planning & Development Services](#)
Subject: PDS Comments
Date: Thursday, April 06, 2017 2:30:01 PM

Name : Martin Laumbattus

Address : 3409 K ave.

City : Anacortes

State : Wa.

Zip : 98221

email : martin280z@frontier.com

Phone : 360 293 7940

PermitProposal : 2017 docket of proposed policy, code and mapamendments

Comments : P-12 I would like to offer my support to strict controls on Commercial operation of "race tracks and ORV"" operations, but not on the use of PRIVATE land for the personal enjoyment of the owners and their guests. Thank you Martin Laumbattus

From Host Address: 50.35.54.92

Date and time received: 4/6/2017 2:25:24 PM

From: [Lori Anderson](#)
To: [Debra L. Nicholson](#)
Subject: FW: PDS Comments
Date: Monday, April 03, 2017 4:19:46 PM

From: website@co.skagit.wa.us [mailto:website@co.skagit.wa.us]
Sent: Sunday, April 02, 2017 7:55 PM
To: Planning & Development Services
Subject: PDS Comments

Name : John Semmes Mickelwait
Address : 14206 Cove Court
City : Anacortes
State : Wa
Zip : 98221
email : Semmespam@yahoo.com
Phone : 3607080868

PermitProposal : 2017 Docket of proposed policy, code, and map amendments - South Fidalgo Proposal

Comments : I support the entire P-12 South Fidalgo Proposal for many reasons - please refer to my comments submitted last year addressing potential problems regarding traffic/road, water, noise and possibly air pollution issues, among other concerns. This should remain a peaceful and pleasant wooded community, an exception being the jet noise which is noise enough, thank you. I also feel the complex water situation should be thoroughly examined by the County before further development is considered.

From Host Address: 65.28.76.131

Date and time received: 4/2/2017 7:51:01 PM

KEY TO DOCKETED PROPOSALS

Number	Petitioner	Petitioner's Description
Policy and/or Code Amendments		
P-7	Guemes Island Planning Advisory Committee (Fox)	Amend the Skagit County Code to require permanent protection of any open space designated through a CaRD subdivision on Guemes Island. Given that Guemes Island is not in an Urban Growth Area and that density limits are needed to protect its sole source aquifer, the island is not an appropriate location to reserve open space for future urban development.
P-12	Roger Robinson <i>(Deferred by Board from 2015 docket)</i>	All the Rural Reserve on South Fidalgo Island should be rezoned to a new zone called South Fidalgo Rural Residential (SFRR). The SFRR zone would have the same density as Rural Reserve but fewer [commercial/non-residential] uses. We also propose that the new SFRR zone prohibit CaRD development.
Comprehensive Plan/Zoning Map Amendments		
PL16-0352 Map	Port of Skagit	Change designation of two Port-owned properties, totaling 3.3 acres, from Aviation Related (AVR) to Bayview Ridge Light Industrial (BR-LI).

County-Initiated Proposals

Number	Petitioner	Description
Comprehensive Plan Policy or Text		
C-2	Commissioner Wesen	Coast to Cascades Corridor Study Revision In the Comprehensive Plan Transportation Technical Appendix, revise the Coast-to-Cascades Corridor Study description to preclude use of unused County right of way between Burlington and Bayview Ridge for non-motorized transportation purposes.
Development Regulation		
C-3	Planning & Development Services (PDS)	Garage Setbacks in Bayview Ridge Residential Revise SCC 14.16.340(5)(c)(i)(D) to clarify that this setback provision applies to new garages only.
C-4	PDS	Major Utility Development in Bayview Ridge Residential Add major utility development as a Hearing Examiner special use in the Bayview Ridge Residential zone, SCC 14.16.340.
C-5	PDS	Temporary Events in Various Bayview Ridge Zones Make temporary events an outright permitted use in the Aviation Related, Bayview Ridge Light Industrial, and Bayview Ridge Heavy Industrial zones, as they are in Urban Reserve Commercial Industrial.

C-6	PDS	Prohibit Creation of Multiple Lots in Small Scale Business Amend SCC 14.16.140, Small Scale Business, to prohibit lots from being divided through binding site plans to create more development potential than is intended, undermining efforts to maintain rural character.
C-7	PDS	Rural Freeway Service-and Rural Center Development Size Limits Clarify that SCC 14.16.120(5)(b), Rural Freeway Service, limits development to one building rather than one establishment per parcel; and that the building can contain more than one business. Make similar change to Rural Center code SCC 14.16.110(5)(b).
C-8	PDS	Mobile Home Parks Correct SCC 14.16.850(9) which references the wrong section of Title 12 for mobile home parks.
C-9	PDS	Similk Beach Septic Update SCC 14.16.920 to reflect that the septic system envisioned by this section was never constructed.
C-10	PDS	Affidavit for Accessory Dwelling Unit Delete requirement under SCC 14.16.710(1)(i) that the property owner must sign an affidavit affirming the owner or an immediate family member will occupy the principle dwelling unit or ADU for at least six months per year. Consolidate this requirement with title notice requirement in SCC 14.16.710(1)(j).
C-11	PDS	Variance Chapter Formatting Error Correct the formatting error in SCC Chapter 14.10 Variances made through the 2016 Comp Plan/Code update.
C-12	PDS	Repair, Replacement, and Maintenance of Water Lines Make repair, replacement, and maintenance of water lines that are 12 inches or less in diameter a permitted use in all zoning districts.
Comprehensive Plan/Zoning Map		
C-14	PDS	Update and simplify the Airport Environs Overlay (AEO) map Change Airport Compatibility Zone (ACZ) 1 to ACZ-2 for all properties not owned by the Port of Skagit. Remove extraneous lines on AEO map that make it difficult to interpret.
C-15	PDS	Ika Island to Rural Reserve. Change the designation of Ika Island, which is privately owned, from Open Space of Regional/Statewide Importance (OSRSI) to Rural Reserve, and show adjacent privately owned tidelands as water.
C-16 (Maps 1-7)	PDS	Department of Natural Resource (DNR) Lands to OSRSI Change the designation of certain DNR lands on Cypress and Hat Islands to OSRSI.
C-17 (Maps 8-20)	PDS	Seattle City Light Lands to OSRSI Change the designation of certain Seattle City Light lands to OSRSI.

<u>C-18</u>	PDS	<p>Pressentin Park to OSRSI</p> <p>Change the designation of Skagit County's Pressentin Park to OSRSI.</p>
<u>C-19</u>	PDS	<p>Island International Artists Rural Business Correction</p> <p>The Rural Business (RB) designation on Guemes Island intended for Island International Artists and Northwest Windworks is shown on an incorrect parcel; it should be moved from P46905 to P61751.</p>
<u>C-20</u>	PDS	<p>Weide Mineral Resource Overlay (MRO)</p> <p>Restore the MRO designation to portions of parcels P35738 and P114291, and an adjacent portion of P35737. The MRO was inadvertently removed through the 2005 Comprehensive Plan Update.</p>
<u>C-21</u>	PDS	<p>Jensen Rural Reserve Correction</p> <p>Change the designation of P74450 and P20724, located between the Swinomish Channel and the Town of La Conner, from Rural Business to Rural Reserve.</p>