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# Skagit County Agricultural Advisory Board

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1800 Continental Place • Mount Vernon, Washington 98273  
office 360-416-1338 • [www.skagitcounty.net/planning](http://www.skagitcounty.net/planning)

January 12, 2022

Dear Planning and Development Services:

Please accept the Skagit County Agricultural Advisory Board's (AAB) comments for the 2021 Docket of Proposed Policy. The AAB is for, against and neutral for the proposed changes as outlined below.

PL19-0419 Nielsen Brothers Comprehensive Plan & Zoning Map Amendment: The AAB is neutral on this proposed change as we understand the change will allow another natural resource-based company to grow and expand. However, this should not set a precedent for other companies to set up their operations out of compliance for the zoning then try to bring their operation into compliance later. Especially for companies not in the Natural Resource based industries.

LR20-07 Accessory Dwelling Unit Code Amendment: The AAB opposes this change to the code. We feel this will fuel growth and allow increased development in size and quantity of development of the Ag-NRL zones. This will put increased pressure on farmland and decrease availability of prime farmland to the agriculture industry.

LR21-04 Agricultural Processing Facilities in Bayview Ridge-Light Industrial: The AAB supports this code change. This change will allow for increased value-added opportunities for our cattle and livestock growers providing higher returns to the growers and keeping increased value of the cattle in Skagit County improving the whole agriculture industry.

Thank you for taking our comments into consideration during your review.

Sincerely,

A handwritten signature in black ink that reads "Michael Hughes". The signature is fluid and cursive, with a long horizontal stroke at the end.

Michael Hughes  
Chair, Skagit County Agricultural Advisory Board

Advisory Committee Members:

Michael Hughes (Chair), Kraig Knutzen (Vice Chair), Murray Benjamin, Nels Lagerlund,  
Michael Trafton, Justin Hayton, John Morrison, Steve Omdal, Terry Sapp, Rachael Ward-Sparwasser  
Tim Van Hofwegen, Steve Wright, Don McMoran, WSU Extension

## Jennifer Rogers

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**From:** THE THE HOSE SHOP <hoseshop@comcast.net>  
**Sent:** Monday, January 3, 2022 3:12 PM  
**To:** PDS comments  
**Subject:** REZONE OF 25046 SR-20 SEDRO-WOOLLEY WA. 98284

**CAUTION: This email originated from an external email address. Do not click links or open attachments unless you recognize the sender, you are expecting this email and attachments, and you know the content is safe.**

We support amending the Nielsen property at 25046 SR-20 to Natural Resource Industrial. Logging companies are a big part of our business. We must work together to ensure the many different types of businesses are allowed to grow and prosper. Amending the zoning is the right thing to do. Thank you.

Dennis X. and Kristine Geissler  
Owner  
The Hose Shop, inc  
856 South Alder Street  
Burlington, WA 98233



# Motor Trucks International & Idealease, Inc.



315 Riverside Road  
Everett, WA 98201  
Phone: 425-258-2691  
Fax: 425-258-3045

2501 Henson Road  
Mt Vernon, WA 98273  
Phone: 360-428-6030  
Fax: 360-428-0213

929 Thomas Road  
Bellingham, WA 98226  
Phone: 360-733-9400  
Fax: 360-738-8443

1/11/2022

Reference: Skagit County's 2021 Docket Petition PL19-0419

Dear Skagit County Planning Commission,

Nielsen Brothers has been a long-time customer of Motor Trucks International and by allowing them to expand into a larger facility will create more business for us, many other businesses in the valley, and allow them to hire more employees.

Motor Trucks supports the rezone petition and looks forward to seeing Nielson Brothers expansion and economic growth within our community.

Les Nelson  
General Manager  
Motor Trucks  
425-258-2691

## Jennifer Rogers

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**From:** Melanie Lewis <melaniesuelewis@gmail.com>  
**Sent:** Thursday, January 13, 2022 4:07 PM  
**To:** PDS comments  
**Subject:** Skagit County's 2021 Docket Petition PL19-0419

**CAUTION: This email originated from an external email address. Do not click links or open attachments unless you recognize the sender, you are expecting this email and attachments, and you know the content is safe.**

To Mr. Peter Gill,

I am writing on behalf of Nielsen Brothers, Inc to ask that you strongly consider approving the rezoning of their property at 25046 SR-20 from Ag-NRL to NRI.

Nielsen Brothers, Inc's commitment to healthy forests and sustainable forest practices are essential to not only our current economy in the Sedro Woolley area, but also for the economy of future generations in our area. In addition, sustainable forestry and actively managing our forests is key to not just a healthier forest ecosystem, but also in reducing fuel for wildfires.

Nielsen Brothers, Inc needs to be able to make improvements to their existing property in order to effectively continue in their commitment to taking care of our forests and contributing to our economic development. Thank you so much for your time.

Sincerely,

Melanie Lewis  
General Manager  
Valley Auto Supply/NAPA Auto Parts

## Jennifer Rogers

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**From:** Kitchen Terramar <kitchen@terramarcraft.com>  
**Sent:** Saturday, January 8, 2022 1:47 PM  
**To:** PDS comments  
**Subject:** Skagit County's 2021 Docket of Proposed Policy, Code, and Map Amendments

**CAUTION: This email originated from an external email address. Do not click links or open attachments unless you recognize the sender, you are expecting this email and attachments, and you know the content is safe.**

Hello,

I am in support of Docket Item LR 20-02 Small Scale Business Zone Use Amendment: Amend SCC 14.16.140 Small Scale Business (SSB) zone to include restaurants as a permitted use for Terramar Brewstillery. I believe the use of outdoor seating will reduce COVID risk and create a great space for the community to gather. I work at Terramar, and I believe this will secure jobs for the current staff and create new jobs for others.

Sincerely,  
Abbey Ray  
3075 Ferry Ave. Bellingham, WA 98225

## Jennifer Rogers

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**From:** Amanda Czaban <amanda.czaban@gmail.com>  
**Sent:** Wednesday, January 5, 2022 1:32 PM  
**To:** PDS comments  
**Cc:** Commissioners  
**Subject:** Skagit County's 2021 Docket of Proposed Policy, Code, and Map Amendments

**CAUTION: This email originated from an external email address. Do not click links or open attachments unless you recognize the sender, you are expecting this email and attachments, and you know the content is safe.**

To Whom It May Concern,

I would like to take the time to support a local business in my community: Terramar Brewstillery.

As a local resident of Edison--I live in walking distance to Terramar--I want to extend my support of this great business. It is a family friendly establishment that brings great business, culture, and fun to our community. I would love to see it thrive and support any permitting needed to make this happen.

Thank you for your time,  
Amanda Czaban  
14037 Maccoy's Ct.  
Bow (Edison), WA 98232



## Jennifer Rogers

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**From:** Andrew Yokom <andrew@pugetsoundfoodhub.com>  
**Sent:** Monday, January 10, 2022 3:26 PM  
**To:** PDS comments  
**Subject:** Skagit County's 2021 Docket of Proposed Policy, Code, and Map Amendments

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Dear Skagit County Planning Commission,

I would like to submit this comment in support of Terramar's petition to amend their Small Scale Business Zoning, 14.16.140, to include a permitted, accessory use of "restaurant".

Terramar is a dedicated customer of the Puget Sound Food Hub Cooperative and our collective Skagit Grown label. Terramar is a prominent business leader in our community for sourcing local ingredients from farmer's in the county. Terramar supports local business enterprises that ultimately and directly infuse capital into the Skagit's growing and food processing economies.

Terramar has done much in its short history to raise the profile of Skagit's agricultural products and our community's sense of place.

Best,

Andrew Yokom  
General Manager  
**Puget Sound Food Hub Cooperative**  
**15612 Best Road, Mount Vernon, WA 98273**  
Direct: 651.331.6036  
Office: 360.428.7106  
[www.pugetsoundfoodhub.com](http://www.pugetsoundfoodhub.com)



## Jennifer Rogers

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**From:** Angela Napoliello-Ivory <anapolielloivory@gmail.com>  
**Sent:** Tuesday, January 11, 2022 8:29 PM  
**To:** PDS comments  
**Subject:** LR 20-02

**CAUTION: This email originated from an external email address. Do not click links or open attachments unless you recognize the sender, you are expecting this email and attachments, and you know the content is safe.**

I am writing about the question of Small Scale Business Use - Restaurant. Not sure that's the right reference number.

I am a resident of Mount Vernon. The first time my husband and I visited Edison, we went for the bread and stayed for the restaurant - Terra Mar. We have returned twice more for the restaurant. And the last time we purchased a piece of lumber from the Gallery. My point is that Terra Mar is an asset for the town of Edison.

I do understand the tough decision you need to make on this issue. While a resident of New Jersey I have been a member of a Zoning Board (at that time, NJ had separate boards). One question before our board was the use of an empty gasoline station in the middle of a residential/commercial area. A company wanted to use the building to make industrial cotton swabs. It was a hard choice between the needs of the residents in the immediate area and the needs for the community to have a thriving commercial district.

Good luck with your choice!

P.S. The food at Terra Mar is excellent! I highly recommend it!

Angela Napoliello-Ivory  
910 Alpine View Drive  
Mount Vernon, WA. 98274

## Jennifer Rogers

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**From:** Angela Sullivan <angela.wwu2017@gmail.com>  
**Sent:** Wednesday, January 12, 2022 10:43 AM  
**To:** PDS comments  
**Cc:** Commissioners  
**Subject:** Skagit County's 2021 Docket of Proposed Policy, Code, and Map Amendments

**CAUTION: This email originated from an external email address. Do not click links or open attachments unless you recognize the sender, you are expecting this email and attachments, and you know the content is safe.**

Good Morning,

My name is Angela Sullivan and I live at 5836 Main St. Bow, WA 98232

I am writing as a resident of the community of Edison on behalf of the current zoning issue on the docket "LR 20-02 Small Scale Business Zone Use Amendment: Amend SCC 14.16.140 Small Scale Business (SSB) zone to include restaurants as a permitted use" in regards to TerraMar, a staple of our family friendly village.

As someone who has lived in Edison for seven years now, I have seen the ebb and flow of tourism and business during the weekends and summer. Much like the slough in high and low tide, there are times when our small village seems to be bursting at the seams, such as The Edison Chicken Parade, Oyster Run, and Edison Elementary school events, amongst others. The pressures on our community are due primarily to 1) traffic, 2) parking, and 3) restroom access. There are some residents who feel that TerraMar exacerbates these issues and yet I would like to shed light on how TerraMar alleviates these pressures and elevates our entire community to a new level of efficiency and productivity – benefiting the residents and businesses in this village.

### **Traffic:**

When my husband and I first moved into Edison, we requested a traffic counter and speed trailer to be put in at the corner where we live (near the Edison Granary) as we were appalled at the number and speed of vehicles, and large trucks, that would go through this corner of town. We got counts of over 800 cars coming through this town on the weekend on "the quiet side of town."

Now, seven years later, we have become accustomed to the amount of traffic. There has been no discernable difference in traffic since TerraMar has opened its doors. As well, when the Edison Farmers Market was in full swing – directly across the street from our house – there were hundreds of people flocking to town and we were able to absorb that traffic with no adverse effects.

The most troublesome event this town experiences is the annual Edison Chicken Parade and there is no one in town I know of that complains about this joyous celebration of land fowl. As well, all Edison Elementary school after hours events put a large pressure on the residents of this town. The entire perimeter of our property has cars parked alongside it during these events.

However, as residents of this town, we can acknowledge the intrinsic benefits of both school and community events – the joy, connection, and enrichment they bring to the lives of those involved. So even though as residents we may have to absorb a small negative externality, the overall positive social benefit far outweighs the momentary irritation from an influx of traffic or someone parking in our yard.

TerraMar has a huge net positive social benefit to the community, to tourists, and to local businesses.

### **Parking:**

TerraMar has provided a large addition of parking spots to the town infrastructure that is utilized by visitors of every business in town. Other than the miniscule number of parking spots offered by The Edison Inn, The Longhorn, and Mariposa – perhaps totalling 20 spots total – the residents of this town have had to absorb the huge flux of tourists on the weekends and summer months. TerraMar has opened up over 50 parking spots to this town – being incredibly generous in its accessibility to allow anyone who comes to Edison to park there.

TerraMar, again, provides a net social benefit to this community by allowing parking to all tourists and alleviating the pressure on the rest of town. As well, allowing parking to bolster commerce of other small businesses in town.

### **Restroom Access:**

I live directly across the street from The Edison Granary, where there is a port-a-potty for private use, and have seen multiple tourists use this private port-a-potty multiple times throughout the day all summer. The only business in the entire town that has a public restroom access for *all ages* is TerraMar. Their generosity and open door policy to tourists in Edison has alleviated a huge pressure on the entire town that has benefited *all of the businesses*. The bars in town have restrooms, but all other businesses rely on TerraMar's infrastructure (free of charge to the businesses) to support their own commerce and guests.

In all, TerraMar offers a net positive social benefit to this town and alleviates pressures that have persisted for many years. Allowing TerraMar to have indoor and outdoor seating would not create any discernible difference in a residents day to day life and would only continue to elevate the prosperity of all the businesses. Everyone is lifted up by the solid foundation that TerraMar is helping to build.

TerraMar has always had an open door policy, full transparency, and open communication to work with this town and be a part of the community. What they are asking for has been given to many other businesses in Skagit County and they are fully deserving of the same status.

I would vote a huge, solid, resounding **YES** to allow TerraMar to amend their business zoning and allow indoor and outdoor seating.

I can be reached at (360) 328-9458 for any questions.

Thank you,  
Angela Sullivan  
Edison Resident of Seven Years

## Jennifer Rogers

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**From:** Aric Czaban <aric@smithandvallee.com>  
**Sent:** Wednesday, January 5, 2022 2:51 PM  
**To:** PDS comments  
**Subject:** Fwd: Skagit County's 2021 Docket of Proposed Policy, Code, and Map Amendments

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To Whom It May Concern,

I would like to take the time to support a local business in my community: Terramar Brewstillery.

As a local resident of Edison--I live in walking distance to Terramar--I want to extend my support of this great business. It is a family friendly establishment that brings great business, culture, and fun to our community. I would love to see it thrive and support any permitting needed to make this happen.

Thank you for your time,  
Aric Czaban  
14037 Maccoy's Ct.  
Bow (Edison), WA 98232

--

Aric Czaban  
Project Manager

5742 Gilkey Ave | Edison, WA. 98232  
mobile (360) 223-5961  
[www.smithandvallee.com](http://www.smithandvallee.com)

## Jennifer Rogers

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**From:** Aubrey Mange <aubmange@pdx.edu>  
**Sent:** Saturday, January 8, 2022 11:04 AM  
**To:** PDS comments  
**Subject:** Skagit County's 2021 Docket of Proposed Policy, Code, and Map Amendments

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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As a full time worker in Edison, I am in full support of Docket Item LR 20-02 Small Scale Business Zone Use Amendment: Amend SCC 14.16.140 Small Scale Business (SSB) zone to include restaurants as a permitted use for Terramar Brewstillery. Workers like me have no choice but to remain in our industry during this pandemic. The option of outdoor seating at our restaurant greatly reduces our risk of exposure. The benefit of increased safety is extended to the other residents of Edison and Skagit County when we are able to operate in the safest possible way. Therefore, for my safety, and for the safety of all who reside in Skagit county, I support this amendment.

Sincerely,

Aubrey Mange  
255 N Forest St APT 509  
Bellingham, WA  
98225

## Jennifer Rogers

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**From:** Bernie Alonzo <bernie.alonzo@gmail.com>  
**Sent:** Monday, January 3, 2022 7:32 PM  
**To:** PDS comments; Martha Rose; T Candler; Tim Raschko; Joe Woodmansee; Amy Hughes; Vincent Henley; Kathy Mitchell; Mark Knutzen  
**Cc:** Ron Wesen; Lisa Janicki; Commissioners; Peter Gill; Hal Hart  
**Subject:** Re: Docket Item: LR20-02 - Small Scale Business Zone Use Modification

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**CAUTION: This email originated from an external email address. Do not click links or open attachments unless you recognize the sender, you are expecting this email and attachments, and you know the content is safe.**

My name is Bernie Alonzo. I reside in Edison, Skagit County, Washington.

Concerning docket item, LR20-02 - Small Scale Business Zone Use Modification  
AKA Proposed Changes to the Allowed Uses in SSB Zoning  
AKA Barker/Terramar Upzone

Dear Skagit County Planning Commission and Planning Staff,  
I have watched the Skagit County Planning Commission meetings covering docket item LR20-02 - Small Scale Business Zone Use Modification. I have been disappointed by the lack of quality analysis prepared for the evaluation of the proposed change to the Small Scale Business zoning definition. At the December meeting, it was clear that the analysis cherry picked a number of Comp Plan goals to support the request and did not fairly analyze the potential downside impacts to the change. Please take the time to consider the following concerns pertaining to the proposed change to the zoning and by extension multiple LAMIRDs throughout the county.

The proposal to alter the definition of Small Scale Business zoning to include Restaurant as an allowed use is a significant up-zone, a gift to the Barker's and all who come after them as owners of the Terramar property as well as the other owners sprinkled throughout the county. It is also a taking from all of the neighboring landowners who will be affected by the change.

There are many potential impacts, none of which have been studied adequately by the planning process for the Barker/Terramar request let alone the other parcels in the county affected by this proposed zoning gift. Unfortunately, based on how we got here - county planning staff failing to apply existing code to the consideration of the initial Barker proposal to change the use of the site - we cannot depend on downstream application of the protections built into the code to protect the community from undesirable impacts.

Among the potential impacts that must be evaluated are:

Economic - the applicant would receive the benefit of having their de facto restaurant one step closer to legalization, however, the impacts to the neighboring businesses are unknown. You must ask yourselves:

- What are the impacts of the existing event venue if it were allowed to become operational (note: there is a stage and amphitheater built without permits by the applicant just north of the buildings they purchased in January, 2018 and not mentioned in the docketing request) on the town's limited parking capacity?
- Most businesses, including those in Edison, depend on relatively quick customer turnover to assure access to the limited supply of parking. Can the adjacent businesses survive extended events with crowds that could double the town's population for a wedding or a concert that may last several hours?

- What are the impacts to the neighboring residents and their property values?
- How will this affect the farms that surround the property?

Environmental - the Terramar property is located on a sandbar in the middle of the Edison Slough with direct and daily tidal connections to Samish Bay. The County and the town have gone to extraordinary efforts to address historic septic problems and are heavily regulated by the Washington Department of Ecology. Having a restaurant and event venue grow in scale and capacity will affect the ecosystem and without further analysis, there is no way of knowing if the change will cause additional closures of the shellfish beds and fishing grounds of south Samish Bay, a major economic impact as well.

Health, Safety, and Welfare - the Terramar development was built piece-meal fashion with no comprehensive planning review or analysis, the full intent of the project never revealed by the Barkers. Is the full project safe for use by restaurant visitors?

How do we know?

When the project pieces were reviewed by the fire marshal, the review was for a brewery and distillery with take-away food and tasting room style beverage service - not for a full-fledged restaurant at the end of a long dead-end peninsula with limited access. Can emergency services equipment get to the site during an emergency event when the road is choked out by Terramar customers parking on the street?

The cost of the analysis to answer these questions and more should be borne by the applicant through a request to change the zoning designation of their parcel.

They may request to change from SSB to RvC that includes "restaurant" as an allowed use. This is a remedy that would allow proper public comment and the cost for the benefit they request to be at their expense and not the expense of the taxpayers of Skagit County. By limiting the consideration to only the applicant's property, it will also save the County the need and cost to analyze the other sites sprinkled throughout the county that may apply to be a restaurant with the implementation of this change. Many of those sites are adjacent to farmland and many have little access to water or proper sewer treatment options. This will become an administrative nightmare at best or a significant impact on adjacent lands.

Unfortunately, the request was given the benefit of the docketing process and is receiving the consideration of county planning staff and the planning commission. In that light, when considering significant changes to zoning and land use and the impacts those changes will have on the citizens, environment, and economy of Skagit County, it is essential to review the core principles that provide the foundation for fair, equitable, and responsible planning and governance.

For the purposes of planning, the principles in question are clearly delineated in the Skagit County Comprehensive Plan (Comp Plan). This plan was most recently updated and that update adopted by the Board of Commissioners on June 30, 2016. The Comp Plan's roots in county stewardship are much deeper, stretching back to the 1960's, and reflect the great energy and consideration previous generations of Skagitonians put into the planning process. From the Comp Plan itself:

"From the start of the GMA [Growth Management Act] era, the County embraced the GMA requirement for "early and continuous" public involvement. This included a wide-ranging visioning process, creation of citizens' advisory committees for the key plan elements, newsletters and media articles, videotapes, and presentations and briefings to community and interest groups."

For the 2016 update, the Board of Commissioners focused the most attention on the plan elements for Transportation, Housing, and Rural through Planning Commission workshops and community outreach meetings, including meetings in Edison. In none of these discussions did anyone ever say, "You know what the village of Edison needs is one more restaurant and it should tied to a ready made event venue."

What the people of Skagit County and Edison said and is reflected in the Comp Plan are an effort to:



- Reserve rural, resource and ecologically fragile areas for future generations, respect property rights and maintain opportunities for citizen participation and involvement throughout Skagit County's planning processes
- Preserve the high quality of life
- Maximize developable land while respecting natural systems
- Protect and retain rural lifestyles
- Respect property rights by ensuring against incompatible neighboring land uses
- By recognizing existing non-conforming land uses and the development rights associated with them [not expand them to the benefit of future owners by increasing the impact of additional incompatible uses]

Each of these principles should be enough to give the Planning Commission and the Board of Commissioners pause when considering the applicant's request. In their totality, there is more than ample reason to say no to the petitioner's requested change and offer them the possibility of asking for a change of their property's zoning designation.

Thank you very much for your consideration.

Bernie

Bernie Alonzo, ASLA, PLA, LEED AP BD+C  
5548 Smith Road  
Edison, Washington 98232

## Jennifer Rogers

---

**From:** Bernie Alonzo <bernie.alonzo@gmail.com>  
**Sent:** Monday, January 3, 2022 7:48 PM  
**To:** PDS comments; Martha Rose; T Candler; Tim Raschko; Joe Woodmansee; Amy Hughes; Vincent Henley; Kathy Mitchell; Mark Knutzen  
**Cc:** Ron Wesen; Lisa Janicki; Commissioners; Peter Gill; Hal Hart  
**Subject:** Re: Docket Item: LR20-02 - Small Scale Business Zone Use Modification

**Follow Up Flag:** Follow up  
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Dear Planning Commissioners,

It seems odd that the planning staff guidance would be to modify the SSB zoning to include restaurant as an allowed use and, thereby, expand a non-conforming use in multiple locations that was not present at the time of the GMA or the Comp Plan adoption.

We can infer that the original drafters of the comp plan and the zoning designations were deliberate and thoughtful when they designated zoning for the current Terramar site as SSB and not RvC. From all historic accounts that designation better reflects the use at the time of adoption and what the allowed uses should be going forward.

It appears that zero analysis of the economic, environmental, or other impacts was done prior to offering planning staff recommending to the planning commission and, by extension, the Board of Commissioners.

It doesn't seem to be the proper role of Skagit County planning staff to confer new rights to land owners simply for the asking and in ways that bypass the critical reviews, public comment periods, and other checks that would benefit the community if a rezone was sought by the applicant. Under the principle of caveat emptor, the applicant knew or should have known of the limitations inherent in the SSB zoning prior to purchasing the property. It is not the responsibility of county staff or the planning commission to fix the Barker's land use problem.

I have requested the planning staff analysis that led to the recommendation, beyond the citation of some of the Comp Plan goals contained in the staff report. To date, I have not only not seen the analysis, my messages have not been acknowledged by planning staff.

Please reject the proposed change. The applicant is always welcome to request a change of zoning designation where a more fulsome analysis will be required and the costs borne by the land owner, not the taxpayers of Skagit County.

Respectfully submitted,  
Bernie

Bernie Alonzo, ASLA, PLA, LEED AP  
5548 Smith Road  
Edison, WA, 98232

On Mon, Jan 3, 2022 at 7:32 PM Bernie Alonzo <[bernie.alonzo@gmail.com](mailto:bernie.alonzo@gmail.com)> wrote:

My name is Bernie Alonzo. I reside in Edison, Skagit County, Washington.

Concerning docket item, LR20-02 - Small Scale Business Zone Use Modification  
AKA Proposed Changes to the Allowed Uses in SSB Zoning  
AKA Barker/Terramar Upzone

Dear Skagit County Planning Commission and Planning Staff,

I have watched the Skagit County Planning Commission meetings covering docket item LR20-02 - Small Scale Business Zone Use Modification. I have been disappointed by the lack of quality analysis prepared for the evaluation of the proposed change to the Small Scale Business zoning definition. At the December meeting, it was clear that the analysis cherry picked a number of Comp Plan goals to support the request and did not fairly analyze the potential downside impacts to the change. Please take the time to consider the following concerns pertaining to the proposed change to the zoning and by extension multiple LAMIRDS throughout the county.

The proposal to alter the definition of Small Scale Business zoning to include Restaurant as an allowed use is a significant up-zone, a gift to the Barker's and all who come after them as owners of the Terramar property as well as the other owners sprinkled throughout the county. It is also a taking from all of the neighboring landowners who will be affected by the change.

There are many potential impacts, none of which have been studied adequately by the planning process for the Barker/Terramar request let alone the other parcels in the county affected by this proposed zoning gift. Unfortunately, based on how we got here - county planning staff failing to apply existing code to the consideration of the initial Barker proposal to change the use of the site - we cannot depend on downstream application of the protections built into the code to protect the community from undesirable impacts.

Among the potential impacts that must be evaluated are:

Economic - the applicant would receive the benefit of having their de facto restaurant one step closer to legalization, however, the impacts to the neighboring businesses are unknown. You must ask yourselves:

- What are the impacts of the existing event venue if it were allowed to become operational (note: there is a stage and amphitheater built without permits by the applicant just north of the buildings they purchased in January, 2018 and not mentioned in the docketing request) on the town's limited parking capacity?
- Most businesses, including those in Edison, depend on relatively quick customer turnover to assure access to the limited supply of parking. Can the adjacent businesses survive extended events with crowds that could double the town's population for a wedding or a concert that may last several hours?
- What are the impacts to the neighboring residents and their property values?
- How will this affect the farms that surround the property?

Environmental - the Terramar property is located on a sandbar in the middle of the Edison Slough with direct and daily tidal connections to Samish Bay. The County and the town have gone to extraordinary efforts to address historic septic problems and are heavily regulated by the Washington Department of Ecology. Having a restaurant and event venue grow in scale and capacity will affect the ecosystem and without further analysis, there is no way of knowing if the change will cause additional closures of the shellfish beds and fishing grounds of south Samish Bay, a major economic impact as well.

Health, Safety, and Welfare - the Terramar development was built piece-meal fashion with no comprehensive planning review or analysis, the full intent of the project never revealed by the Barkers. Is the full project safe for use by restaurant visitors?

How do we know?

When the project pieces were reviewed by the fire marshal, the review was for a brewery and distillery with take-away food and tasting room style beverage service - not for a full-fledged restaurant at the end of a long dead-end peninsula

with limited access. Can emergency services equipment get to the site during an emergency event when the road is choked out by Terramar customers parking on the street?

The cost of the analysis to answer these questions and more should be borne by the applicant through a request to change the zoning designation of their parcel.

They may request to change from SSB to RvC that includes "restaurant" as an allowed use. This is a remedy that would allow proper public comment and the cost for the benefit they request to be at their expense and not the expense of the taxpayers of Skagit County. By limiting the consideration to only the applicant's property, it will also save the County the need and cost to analyze the other sites sprinkled throughout the county that may apply to be a restaurant with the implementation of this change. Many of those sites are adjacent to farmland and many have little access to water or proper sewer treatment options. This will become an administrative nightmare at best or a significant impact on adjacent lands.

Unfortunately, the request was given the benefit of the docketing process and is receiving the consideration of county planning staff and the planning commission. In that light, when considering significant changes to zoning and land use and the impacts those changes will have on the citizens, environment, and economy of Skagit County, it is essential to review the core principles that provide the foundation for fair, equitable, and responsible planning and governance.

For the purposes of planning, the principles in question are clearly delineated in the Skagit County Comprehensive Plan (Comp Plan). This plan was most recently updated and that update adopted by the Board of Commissioners on June 30, 2016. The Comp Plan's roots in county stewardship are much deeper, stretching back to the 1960's, and reflect the great energy and consideration previous generations of Skagitonians put into the planning process. From the Comp Plan itself:

"From the start of the GMA [Growth Management Act] era, the County embraced the GMA requirement for "early and continuous" public involvement. This included a wide-ranging visioning process, creation of citizens' advisory committees for the key plan elements, newsletters and media articles, videotapes, and presentations and briefings to community and interest groups."

For the 2016 update, the Board of Commissioners focused the most attention on the plan elements for Transportation, Housing, and Rural through Planning Commission workshops and community outreach meetings, including meetings in Edison. In none of these discussions did anyone ever say, "You know what the village of Edison needs is one more restaurant and it should tied to a ready made event venue."

What the people of Skagit County and Edison said and is reflected in the Comp Plan are an effort to:

- Reserve rural, resource and ecologically fragile areas for future generations, respect property rights and maintain opportunities for citizen participation and involvement throughout Skagit County's planning processes
- Preserve the high quality of life
- Maximize developable land while respecting natural systems
- Protect and retain rural lifestyles
- Respect property rights by ensuring against incompatible neighboring land uses
- By recognizing existing non-conforming land uses and the development rights associated with them [not expand them to the benefit of future owners by increasing the impact of additional incompatible uses]

Each of these principles should be enough to give the Planning Commission and the Board of Commissioners pause when considering the applicant's request. In their totality, there is more than ample reason to say no to the petitioner's requested change and offer them the possibility of asking for a change of their property's zoning designation.

Thank you very much for your consideration.

Bernie

Bernie Alonzo, ASLA, PLA, LEED AP BD+C  
5548 Smith Road  
Edison, Washington 98232

## Jennifer Rogers

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**From:** Bernie Alonzo <bernie.alonzo@gmail.com>  
**Sent:** Thursday, January 13, 2022 4:31 PM  
**To:** PDS comments  
**Subject:** LR20-02 - Small Scale Business Zone Use Modification

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Concerning docket item, LR20-02 - Small Scale Business Zone Use Modification

Dear Skagit County Planning Commission and Planning Staff,

I have previously offered comments requesting that you reject the proposed change to the Skagit County Code, section 14.16.140 Small Scale Business (SSB) that would allow "restaurant" as an accessory use.

I listened to public comment portion of the Planning Commission meeting on Tuesday evening and spoke against the change based on it being poor policy with no economic or environmental analysis on the impacts to the rural areas of Skagit County while further relying on over-burden planning staff to administer the code and enforce policies of the county. I stand by those comments and believe they should be sufficient for you to recommend against changing the code.

However, I also want to specifically comment on the applicant's assertion that they are an innocent business owner impacted by the COVID pandemic. The pandemic did impact them, that is beyond dispute. However, the adverse impacts of the proposed change will affect Edison long after the pandemic has waned.

This is really a case of an owner purchasing a property that was unsuitable for his intended use and is struggling to fix a bad business plan. Caveat emptor. It is not the county's responsibility to fix his business plan by expanding his business opportunities at the unmitigated detriment of our small rural community.

Bernie

Bernie Alonzo, ASLA, PLA, LEED AP BD+C  
5548 Smith Road  
Edison, Washington 98232

## Jennifer Rogers

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**From:** Blake Vanfield <blakevanfield@gmail.com>  
**Sent:** Wednesday, January 12, 2022 5:09 PM  
**To:** PDS comments; Commissioners  
**Subject:** LR 20-02 Small Scale Business Zone Use Amendment: Amend SCC 14.16.140 Small Scale Business (SSB) zone to include restaurants as a permitted use.

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Dear Skagit County Planning Commission and Commissioners Wesen, Janicki, and Browning,

My name is Blake Vanfield and I write in favor of Terramar Brewstillery's petition to amend zoning code section 14.16.140 SSB to include the permitted use of 'restaurant'.

As a resident of Edison and co-founder of the former Edison Farmers Market, I am grateful to Terramar's extension of support for initiatives and fundraisers that strengthen our community. They are a family-friendly establishment that has gone above and beyond to not only employ locals, but support makers, artisans, and craftspeople in addition to many local farmers and food producers. Owners, Chris and Jen Barker have made every effort possible to invite dialogue and be good neighbors.

Though I understand that there have been concerns about another operation serving alcohol in our small town, Terramar has been vested as a family-friendly establishment since opening in 2019. In fact, it is the only Edison location that residents with small children can go to for dinner. We have enjoyed this opportunity not only with our own family, but others in our community as well. For my 5 year old, walking to Terramar for a root beer is a special treat, and special time.

Edison is a popular destination for locals and visitors alike. It is certainly a special community that many people care about, including the owners of Terramar. I support extending the privilege to seat diners at Terramar indoors and out so that they may remain open and viable. I hope for a yes vote in amending zoning code section 14.16.140 SSB to include the permitted use of 'restaurant'.

Thank you for your time and consideration.

Sincerely,

Blake Vanfield  
14058 Gilmore Avenue  
Bow, WA 98232

## Jennifer Rogers

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**From:** Charlene Day <charday99@gmail.com>  
**Sent:** Sunday, January 9, 2022 11:32 PM  
**To:** PDS comments  
**Subject:** Skagit County's 2021 Docket of Proposed Policy, Code, and Map Amendments

**CAUTION: This email originated from an external email address. Do not click links or open attachments unless you recognize the sender, you are expecting this email and attachments, and you know the content is safe.**

LR 20-02 Small Scale Business Zone Use Amendment: Amend SCC 14.16.140 Small Scale Business (SSB) zone to include restaurants as a permitted use.

Greetings Commissioners,

As a resident of Skagit County and resident within the Bow postal services, I am writing to endorse a very successful and important business in Skagit County that should qualify for full restaurant services inside and outside.

The Terramar in Edison establishment exemplifies true artistry in cuisine and beverage production using mostly locally-sourced products thereby supporting our local economy. We have patronized Terramar since it's first opening, amazed at the resourceful and improved appearance of a place that used to sell lumber and slaughter meat. There were so many improvements on this site it is too numerous to list here, but the most important aspect of having this venue in Edison is increasing the local economy while cooperating with existing businesses.

The owners offer delicious and artisan-made products that draw people as far as Vancouver, BC and from Seattle, who's purchases provide an increased tax revenue for the County and our State. People know quality products and therefore recommend to others as well as return for this consistent experience.

As an example, agritourism, found all over Europe, is when unique food establishments illustrate highly successful craftsmanship, where artisan products are available in beautiful natural settings. Terramar is the first place in Skagit County that truly defines agritourism, in my opinion, (having lived many years in Europe), with visitors able to enjoy such a bucolic setting while dining on locally produced items.

We should be duplicating these kinds of efforts throughout Skagit County to celebrate the uniqueness of our natural surroundings with delicious dining offerings, instead of penalizing artisans who create such endeavors. Please approve this amendment so that Terramar can continue to draw visitors to our lovely countryside while also providing the best dining alternative for us local residents. Thank you for your attention to this supportive endorsement.

Charlene Day  
4987 Samish Terrace Rd.  
Bow, WA 98232  
360 420 0243



## Jennifer Rogers

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**From:** Chris Barker <chris@terramarcraft.com>  
**Sent:** Wednesday, January 12, 2022 10:15 AM  
**To:** PDS comments  
**Subject:** Skagit County's 2021 Docket of Proposed Policy-LR 20-02 Small Scale Business Zone Use Amendment: Amend SCC 14.16.140 Small Scale Business (SSB) zone to include restaurants as a permitted use

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Hello,

We would like to thank the commissioners and staff for taking the time to review our comments regarding LR20-02 Small Scale Business Zone Use Amendment: Amend SCC 14.16.140 Small Scale Business (SSB) zone to include restaurants as a permitted use. Permit Application BP18-0951

My wife (Jen) and I own and operate Terramar Brewstillery in Edison, WA. Terramar is a small community-based brewstillery creating beer, cider, spirits, and pizza from Skagit grown and produced ingredients. We are in the former Samish Meat Packer slaughterhouse site in the oxbow of the Edison slough.

We have been working on Terramar since 2013 but have had the unfortunate timing of not being able to open our doors until August of 2019. The challenges of starting a new business, along with the burden of trying to operate during a global pandemic, have been grueling to say the least. We have not been able to maintain sustainable sales for almost 2 years due to Covid related restrictions and have struggled to retain employees and keep the business going.

By allowing restaurant as a permitted use, we would be able to offer dine in table service and open the opportunity for outdoor dining. The addition of outdoor dining would give us the opportunity to generate a sustainable volume of sales and give us a fighting chance to survive as a hospitality-based business operating during a pandemic.

Some people are still very hesitant to dine indoors because of the coronavirus, but having the ability to provide a safe outdoor dining option would give concerned folks a place to go.

Skagit County has become an agritourism destination and, by allowing access to our outdoor areas, we would be able to continue to support our community, the Skagit farmers and producers we source from, and keep our amazing staff employed.

A few community members have expressed concerns about noise and parking with the proposed change, but the impacts to the town of Edison would be negligible.

The site on which Terramar resides has been an industrial site since the 1890's, hosting businesses such as a slaughter house, sawmill, autobody shop, and heavy construction company to name a few. Noise levels would not exceed those historic levels or those prescribed by Skagit County code 9.50.040. Terramar's normal operating hours are from 7am to 9pm so Skagit County prescribed noise restrictions that occur between 10pm and 7am would not be an issue.

Terramar has ample parking and does not require street parking for its patrons. Yes, parking is an issue in Edison but Terramar is not contributing to that. In fact, there are times our front parking lot has quite a number of vehicles, yet we have only a couple of customers inside. Our parking lot is not only used by our visitors. Terramar is in compliance with all of 14.16.800 Skagit County Parking Codes.

Edison has hosted a farmers market, Chicken Parade, and Oyster Run to name a few and has been able to accommodate parking for them before Terramar was ever in existence.

We have openly shared our plans about Terramar with community members when asked, and have held community meetings to discuss concerns. We have made great efforts to be a good neighbors and part of the Edison community. We are always open to answer questions and to address concerns so I strongly encourage anyone to contact me directly and I would be happy to discuss.

I encourage the commissioners to allow the proposed docket, containing the addition of restaurant to the definition to small scale business, move forward for further consideration and ultimately approve the revision.

Finally, I want to thank the folks who have supported us through all of this. If not for them, we would not be here and for that we are truly grateful.

Cheers  
Chris and Jen Barker

Chris Barker  
Proprietor, Engineer, Brewer, and Distiller  
Terramar Brewing and Distilling, LLC  
Phone 360.510.6747  
5712 Gilkey Ave  
Edison, WA 98232  
[www.terramarcraft.com](http://www.terramarcraft.com)

## Jennifer Rogers

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**From:** Thomas Skinner <skinner@fidalgo.net>  
**Sent:** Tuesday, January 11, 2022 9:51 AM  
**To:** PDS comments  
**Subject:** LR 20-02 Small Scale Business Use Modification commentary

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1/10/22

Dear Planning Commission, County Commissioners and Staff,

I want to voice my opposition to LR 20-02 Small Scale Business Use Modification, specifically in regard to Terramar in Edison. I hope to encourage the Planning Commission and the Board of County Commissioners to reject the proposed activities and changes to the Skagit County Comprehensive Plan.

As a citizen, I find it disheartening to believe that certain property owners in the same area are subject to hard and fast County regulations, often resulting in long waits before the permitting process can go ahead, or even a failure to be permitted required use, while others, Terramar specifically, seem to have been subject to what appears to be easy approval for permits by the Planning Department. It is my fervent hope that a double standard of approval and/or rejection is not the norm in Skagit County.

Thank you for considering these thoughts and for passing this on to the Planning Commission.

Sincerely,  
Christine Wardenburg-Skinner  
[skinner@fidalgo.net](mailto:skinner@fidalgo.net)  
350 766-8603

## Jennifer Rogers

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**From:** Christy Erickson <christy@hedgerowedison.com>  
**Sent:** Monday, January 3, 2022 7:22 PM  
**To:** PDS comments  
**Subject:** "Skagit County's 2021 Docket of Proposed Policy, Code, and Map Amendments"

**Follow Up Flag:** Follow up  
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thank you current skagit county planning commissioners

my name is christy erickson, i am a resident and business owner in edison, washington. i am writing to have my opinions considered when you are making your recommendations to the county council regarding zoning amendments for ssb to include restaurants as an acceptable use. this particular issue will effect the property that is currently terramar brewsillery.

my business address is 5787 cains court/ edison,washington/98232 and my home address is 5548 smith road/ edison, washington 98232  
telephone for both is 206.605.8639

i have previously written directly to you, the planning commission, as well as the county commissioners. i have watched the proceedings online in hopes that there would be more questioning about the effects this change would have on my small and environmentally fragile town. it was troubling to hear that, in the planning departments view, allowing this change was just extending the existing condition of the town. this fails to address the stated scale of the operation terramar is working towards. all of the other businesses in town have a small footprints- they are limited by the size of their properties so no one business dominates the town. if this adjustment goes through, without the proper environmental and economic assessments, the property and it's events will drown this town.

terramar's stated goals are beer garden, concerts and weddings. in a town of less that 150 people, how does that not overwhelm our town? how does this not overwhelm my business? i live by regular shoppers coming 3 and 4 at a time. and my neighbors businesses? they rely on regular turn over as well.

how does this change not diminish my personal property? i live just north, across the slough from terramar. the ssb zoning stipulates you can't negatively impact the neighbors. since terramar opened i have light pollution and horrid septic tank off gassing. what will be the effect with concerts, beer garden and a major increase in capacity?

this change of use goes with the property, not the current owners. businesses, inevitably, change hands. this gift of a restaurant and huge outdoor entertainment space will live on in this town and have generational impact on the direction of this place.

this property should be required to go through the proper environmental reviews for a change of zoning. adding restaurants as a use without looking at all of the impacts is wrong for the environment and wrong residence and businesses of edison

thank you for your time

christy erickson  
5548 smith road  
edison, washington 98232  
206.605.8639

christy erickson / hedgerow  
[www.hedgerowedison.com](http://www.hedgerowedison.com)

## Jennifer Rogers

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**From:** Dave Green <dave@skagitvalleymalting.com>  
**Sent:** Tuesday, January 4, 2022 2:30 PM  
**To:** PDS comments  
**Cc:** Commissioners  
**Subject:** Skagit County's 2021 Docket of Proposed Policy, Code, and Map Amendments

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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To: Skagit County Planning Commission  
Re: LR 20-02 Small Scale Business Zone Use Amendment: Amend SCC 14.16.140 Small Scale Business (SSB) zone to include restaurants as a permitted use.

I am writing in support of Terramar's petition to amend their Small Scale Business Zoning, 14.16.140, to include a permitted, accessory use of "restaurant". This will allow them to host indoor and outdoor seating to their current capacity, and to remain open and viable.

Terramar is one of several local breweries that purchase malted grain from Skagit Valley Malting, which purchases over 95% of its grain from local growers in Skagit Valley. Supporting Terramar's petition to amend their Small Scale Business Zoning supports not only a local brewery but also supports a growing Skagit based grain economy that is important to brewers, distillers, malt producers and local growers. Supporting Terramar's petition is supporting the continued growth of the Skagit Ag Economy.

Best,  
Dave Green  
President, CEO  
[Skagit Valley Malting](http://www.skagitvalleymalting.com)  
1966 Westar Ln  
Burlington, WA 98233  
p 360.982.1262



## Jennifer Rogers

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**From:** denny@dennisorgan.com  
**Sent:** Tuesday, January 11, 2022 9:30 AM  
**To:** PDS comments  
**Cc:** denny@dennisorgan.com  
**Subject:** Skagit County's 2021 Docket of Proposed Policy, Code, and Map Amendments

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### **Re: LR 20-02 Small Scale Business Zone Use Amendment**

I am writing to request full support from the Skagit County Planning Commission and the Skagit County Commissioners of the proposed amendment to modify the Small Scale Business zone (SSB) to allow restaurants as an 'accessory' use. This proposed amendment is consistent with restaurants that are allowed in other commercial zones of similar scale in Skagit County: Rural Marine Industrial and Urban Reserve Commercial-Industrial. Further, this amendment supports the stated goals of the Skagit County Comprehensive Plan (Skagit County Code 14.08) by supporting economic opportunities in rural areas and providing both full-time and part-time employment.

The petitioner for this change, Terramar, operates a business that is primarily a brewery and distillery, and their site is appropriately zoned as such. This amendment would allow a small scale restaurant 'accessory use' (defined in the code as incidental to or subordinate to the principal use of the site). This proposed change is the correct solution to allow Terramar to operate both their primary business and a subordinate business (restaurant) on the same site. This subordinate use is consistent with other small businesses located in the Edison Village.

Additionally, the conclusion and recommendation from the Skagit County Planning and Development staff, following a detailed analysis of this proposal, is for approval of this amendment. Their attention to reviewing code, regulations, planning goals, consistency, impact and appropriateness should be noted.

As a citizen of Skagit County, I believe in supporting entrepreneurship, small business and the creation of employment opportunities in our communities. This is the foundation of a healthy local economy. Terramar is a stellar example of this, done with great effort to be in harmony with the local community and in support of many other small scale regional businesses. Small business survival in normal times is difficult; the past two years have not been normal.

Please approve this proposed amendment to provide a clear path for the petitioner to support their primary business and give them every opportunity to be successful contributors to a vibrant Skagit County economy.

Dennis Organ  
9694 Samish Island Road  
Bow, WA 98232

# Skagit Clean Water District

*"The Edison Sewer System"*

January 11, 2022

Skagit County Planning Commission

## Skagit Clean Water District Board Comment on Docket Item LR20-02

This formal comment is provided to the Planning Commission on behalf of the Skagit Clean Water District Board of Directors. The Board empowered by Skagit County to operate the Edison wastewater system and recommend policies to the County Commissioners regarding wastewater issues in and around the Town of Edison. We are extremely concerned as to the potential adverse ecological impacts resulting from this Docket item that serves to allow restaurants as an Accessory Use in the SSB Zone.

The Edison Subarea Clean Water District has partnered with Skagit County for over 25 years to address pollution in Samish Bay. Prior to the formation of the Clean Water District, sewage in Edison flowed into the Bay and was a contributing factor in the closure of the commercial and recreational shellfish beds. Since its formation, the Clean Water District and the County have worked together to construct, maintain, and operate the town's septic system. We carefully monitor the performance of the system to remain in compliance with our Washington State Department of Ecology Discharge Permit.

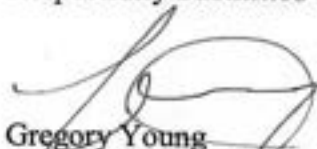
**At this time, the Edison Clean Water District Board requests that the Skagit County Planning Commission recommend against the modification to the Small Scale Business Zone contained in Docket Item LR20-02.**

We have firsthand knowledge of how challenging it is to manage septic systems, especially those related to commercial restaurant operations, in this low-lying tidal delta on the edge of Samish Bay. Any septic failures upstream or downstream of the Edison System have the potential to greatly impact our wastewater system and the local ecology.

In particular, allowing restaurant operations using an on-site septic system within the boundaries of the Edison Clean Water District may have severe impacts on the County's and the Clean Water District's Board's ability continue operating the wastewater system within the limitations of our DOE Discharge Permit.

We ask that the Planning Commission and, ultimately the Skagit County Board of Commissioners reject this zoning change unless and until adequate studies can be completed on the potential adverse environmental impacts resulting in this expansion of allowable uses in the SSB Zone.

Respectfully Submitted on Behalf of the Skagit clean Water District,

  
Gregory Young  
District Administrator



## Jennifer Rogers

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**From:** Emma Ranz <emma@bowhillblueberries.com>  
**Sent:** Tuesday, January 11, 2022 4:49 PM  
**To:** PDS comments  
**Cc:** Commissioners  
**Subject:** Skagit County's 2021 Docket of Proposed Policy, Code, and Map Amendments

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Hello,

I am one of the owners of Bow Hill Blueberries, a fellow business operating in the Bow-Edison area. We as a company and I personally would like to send our support for the Terramar zoning amendment so that Terramar could be permitted as a restaurant and have indoor and outdoor seating. We understand that especially during these unprecedented times that our small businesses adjust and adapt to the changing world and we support Chris and Jen in their endeavors to keep their business alive and thriving. In addition to being “neighbors”, we are suppliers to Terramar. Chris and Jen go to great lengths to support the nearby farms and food producers by showcasing our products in their foods and drink offerings. Supporting Terramar in turn supports our own interests.

Regards,



**EMMA RANZ**

**Co-owner & Director of Finance and Operations**

o: 360-399-1006 c: 925-890-3402  
15628 Bow Hill Road, Bow, WA 98232  
bowhillblueberries.com



## Jennifer Rogers

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**From:** Ellen Bynum <skye@cnw.com>  
**Sent:** Monday, January 10, 2022 9:48 AM  
**To:** PDS comments  
**Cc:** Lisa Janicki; Peter Browning; Ron Wesen; Peter Gill; Randy & Aileen Good; Lori Scott; Andrea Xaver; Gene Derig  
**Subject:** Request to withdraw Friends of Skagit County's support for LR20-02 Small Scale Business Use Modification and change to Not include.

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Dear Planning Commissioners and Staff:

By this email Friends of Skagit County withdraws its support of LR 20-02 Small Scale Business Use Modification. After further review of the proposed activities at the Terramar facilities in Edison, we encourage the Planning Commission and the Board of County Commissioners to reject the proposed activities and changes to the Skagit County Comprehensive Plan.

Under GMA, Skagit and any other county cannot propose and pass regulations that are not in compliance with other state and local plans and laws. Any staff recommendations that do not fully comply with GMA and take into account the State and local Shoreline Management Act requirements violates the GMA intent and purposes. The same principles apply to other state and local regulations written for and enforced by agencies such as the Department of Ecology, etc. As June Kite, former president of Friends, regularly reminded us, the county cannot permit an illegal activity.

The Staff memo for the proposed amendments does not analyze how the proposed changes comply or do not comply with the Shoreline Management Act (state or local), SEPA or other relevant regulations and laws. The GMA analysis only cited the RCW and goals for the GMA, not specific Growth Management Hearings Board Cases or court cases that may prohibit or support the proposed changes. We urge PD&S staff to consult with legal counsel on proposed changes and cite relevant rulings, especially when the changes involve many different regulations and agencies.

We request that the Planning Commission and staff review and discuss the recent Growth Management Hearings Board ruling of January 3, 2022 against King County's proposed Adult Beverage Ordinance. King County violated the State Environmental Policy Act (SEPA) and the Growth Management Act (GMA) by adopting "...a broad array of zoning and other land use regulatory changes..." that "....would have allowed alcoholic beverage sales businesses to locate on farmland and rural areas throughout King County..." King County failed to identify and evaluate the environmental impacts and did not ensure protection of agricultural lands, salmon habitats, open spaces and the character of rural areas as required by law. The GMHB also commented on the proposed ordinances likely leading to sprawl where the lack of infrastructure adds to the violations of GMA and other state and local laws.

We also request that the Planning Commission appoint a committee to work with staff to draft revised guidelines for submitting Annual Comprehensive Plan amendments. Clear written guidelines for the public submissions (as well as for staff recommendations) that comply with GMA and support the County Comprehensive Plan, Countywide Policies and development regulations will not only clarify what is allowed (or not), but also be more efficient, effective and transparent.

Thank you for your time and work in passing this request along to the Planning Commission. If you have questions or would like to discuss further, please contact me.

Ellen

Ellen Bynum, Executive Director

Friends of Skagit County

PO Box 2632 (mailing)

419 S. Main St., #207

Mount Vernon, WA 98273-2632

360-419-0988; [friends@fidalgo.net](mailto:friends@fidalgo.net)

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**Jennifer Rogers**

---

**From:** Janet Horton <hortonfamily5705@gmail.com>  
**Sent:** Thursday, January 13, 2022 4:30 PM  
**To:** PDS comments  
**Subject:** Terramar as a restaurant

#####

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#####

Hi there my name is Janet Horton and I am a resident of Edison at 5705 Smith Rd and have loved having Terramar as a local restaurant and support it 100%, I would love to see all of the great things this restaurant will continue to do for our community! My daughter's had the best time at one of their art classes this summer!

Thank you!  
Janet Horton  
Sent from my iPhone

## Jennifer Rogers

---

**From:** Jennifer Ferry <jferry124@gmail.com>  
**Sent:** Thursday, January 13, 2022 12:38 AM  
**To:** PDS comments  
**Subject:** Skagit County's 2021 Docket of Proposed Policy, Code, and Map Amendments

**CAUTION: This email originated from an external email address. Do not click links or open attachments unless you recognize the sender, you are expecting this email and attachments, and you know the content is safe.**

I am in full support of Docket Item LR 20-02 Small Scale Business Zone Use Amendment: Amend SCC 14.16.140 Small Scale Business (SSB) zone to include restaurants as a permitted use for Terramar Brewstillery. I work at Terramar and believe that now more than ever we need welcoming outdoor areas for locals and those visiting Edison to meet and convene while feeling safe (Covid). In addition, more space offers us the opportunity to hire more staff and provide much needed jobs for the community.

Sincerely,  
Jennifer Ferry  
Mt.Vernon, WA 98273



January 11, 2022

Skagit County Planning Commission  
1800 Continental Place  
Mount Vernon, WA 98273

Attn: Peter Gill (via email)

Re: Terramar Brewstillery request, Public Hearing of January 11, 2022 at 6:00 pm: *Skagit County's 2021 Docket of Proposed Policy-LR 20-02 Small Scale Business Zone Use Amendment: Amend SCC 14.16.140 Small Scale Business (SSB) zone to include restaurants as a permitted use*

Dear Commissioners:

Thank you for the opportunity to provide written comments on the above-referenced request. As you know, the Economic Development Alliance of Skagit County (EDASC), a 501(c)(3) nonprofit organization, is the state- and county-designated economic development organization for Skagit County. EDASC, a public-private partnership of over 250 investors representing all municipalities and economic sectors in Skagit County and the neighboring region, works to improve the economy for all Skagit County residents through business attraction, retention, expansion, and capacity building, while maintaining our natural beauty and enviable quality of life. Nearly all of our business establishments in Skagit County are classified as "small" by anyone's definition, and these small businesses provide jobs, family livelihoods, and public revenues to maintain our economy.

Our small businesses, especially those in the hospitality/food and beverage sector, have suffered economically to a greater extent than most others during the period of necessary shutdowns and restrictions imposed because of the Coronavirus pandemic. Many businesses locally and nationwide have not survived as revenues were reduced oftentimes by as much as 90%. EDASC has conducted various surveys during the course of 2020 and 2021 that underscore this dire situation. Food and beverage establishments have had to be more creative and resourceful than ever, shifting to meet not only evolving tastes and customer preferences, but also public health safety measures.

Terramar Brewstillery in Edison is an excellent example of this situation. Terramar aims to be a small, community-based gathering place creating and serving beer, cider, spirits, and wood-fired pizza from local ingredients. Terramar represents exactly what Skagit wants as an amenity and an attraction: someplace that features locally grown products in an authentic small-town setting. This is exactly a mainstay of what the new Skagit Tourism Bureau will promote as a reason to visit Skagit County. For the residents, it would be something that we could enjoy year-round.

Pivoting to outdoor seating to serve people in a safer way during the pandemic would enable Terramar to make enough money to stay in business and maintain the jobs (and tax revenues) it provides for the community too. Terramar has been working for years to meet the requirements described by the Planning Department.

In the same way businesses have to constantly evolve to meet customer habits and trends, the County must shift regulations to keep up with these changes. We all should work together to help our businesses succeed especially in these challenging times. EDASC stands ready to help craft win-win situations where businesses can thrive while public needs are met. Please feel free to call upon us at any time.

Respectfully yours,

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

John Sternlicht, CEO

## Jennifer Rogers

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**From:** Karen Schutte <karenschutte1@live.com>  
**Sent:** Thursday, January 13, 2022 4:16 PM  
**To:** PDS comments  
**Subject:** LR20-02

**CAUTION: This email originated from an external email address. Do not click links or open attachments unless you recognize the sender, you are expecting this email and attachments, and you know the content is safe.**

As property owners of 5664 Smith Ave, my brother, Kevin Plambeck and I, Karen Schutte, support the Terramar restaurant classification. Our parents had lived in Edison since 1949. The Terramar restaurant has plenty of property to expand without disrupting other business or residents in Edison. As businesses have been added to Edison throughout the years, Edison has become a quaint little town with visitors near and far. For us who have seen its' changes throughout the years, we are pleased Terramar is one of our current businesses. During the early stages of Covid, it was very nice to have a local restaurant to deliver their delicious meals to your doorstep! We hope the County will take into consideration the positive attitude this restaurant brings to our area.

Sent from [Mail](#) for Windows



## Jennifer Rogers

---

**From:** Ken Deering <ken@kdeering.com>  
**Sent:** Monday, January 10, 2022 7:06 PM  
**To:** PDS comments  
**Cc:** Mark Knutzen; Kathy Mitchell; Tim Raschko  
**Subject:** Skagit County's 2021 Docket of Proposed Policy, Code, and Map Amendments

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January 10 2022

### **To: Skagit County Planning Commissioners**

### **Subject: Comments on LR20-02 Small Scale Business Zone Use Amendment**

Edison is a rural village of 60 homes and less than 120 people surrounded by miles of farmland.

A "yes" vote on this docket will directly lead to a Walmart sized outdoor event operation being dropped into the middle of Edison that will destroy the resident's right to quiet enjoyment of our residences. Your likely response is "what is he talking about". What was left out of the various SKC Planning memos and staff reports provided to this committee is the "whole story" of the impact of this Docket.

Here is the five step path from a "yes" vote by the Planning Commission to Summer 2022 being the start of "event hell weekends" in Edison.

1. Planning Commission votes yes to recommend to BOC to approve this docket.
2. SKC BOC uses the political cover of the Planning Commission "recommend to approve" vote to vote yes to add "Restaurant" accessory use for Small Scale Business zoning.
3. Shoreline Management Plan proposed change already voted on by Planning Commission SCC 14.26.430 Commercial Development has an innocuous looking clause inserted that included a "water enjoyment-use". The current SMP only allow Water-dependent uses and Water-related uses. The "water enjoyment-use" has been highlighted in multiple emails to Chris Barker (Terramar co-owner) by SKC Planning Staff (documented in records provided by public record requests) as the means by which they will get around the current SMP's prohibition on outdoor activities by Terramar.
4. Terramar's property current permissible "uses" **does not** include "restaurant". The SMP has "**restaurant**" as one of the allowed business designations and the proposed SMP Public Review Draft 4-12-21 v2 has "water enjoyment-use". By adding restaurant to zoning, SMP already has restaurant, and when SMP revision is approved by BOC allowing "water enjoyment-use" then all the requirements are satisfied to allow outdoor activities including customer seating area.
5. Terramar applied in 2019 to WA Liquor and Cannabis Control Board for permission to have an outdoor service area for alcohol service. **"Licensee [Terramar} would also like to expand the restaurant's premises to include all outdoor areas bordered by the Edison Slough and within the 42" high barriers shown on the diagram and in the photos attached."** (See LCB submitted photo in Appendix)

**The request was for approximately 80,000 square feet of outdoor area.** This is based on using SKC Tax Assessor property info. Terramar received approval in August 2021 from WA LCB. SKC BOC was informed by LCB at time of this application and then again upon approval being granted in August 2020. Since no objections were raised by SKC to LCB provides evidence of intent by SKC Planning Department and SKC BOC of their support of this **“Walmart” sized outdoor event area in the middle of Edison.** For comparison the Longhorn Saloon and Old Edison Inn have outdoor service areas of less than 1,200 square feet. Furthermore, their outdoor service areas are equal to or less than their indoor customer areas. Terramar requested an outdoor service that is **40X their indoor customer seating area.** And almost **30X the combined outdoor seating area of the three other Edison businesses offering food+ alcohol to their customers.** This why the Walmart comparison to “local businesses” is valid.

**LCB issued conditional approval letter to Terramar on July 17 2021** (see in appendix) **and gave final approval in August 2021.**

At January 5<sup>th</sup> 2022 meeting requested by Chris Barker and facilitated by his consultant Ken Dahlstedt with about a dozen Edison residents who are strongly opposed to Terramar offering outdoor events Chris Barker stated that musical events are definitely one of his proposed uses of the large outdoor area. When pressed on his plans for offering wedding events he was non-committal which immediately raised concerns with many in attendance. In research on economic value to businesses hosting wedding events “in the country” the common revenue figure given is \$30,000 per event. Weddings are worth about as much as 10x the revenue from musical events. And it is wedding events that is the number one concern for many of us Edison residents opposed to this Docket. 150-250 attendees can easily be accommodated in the 80,000 square foot “Walmart sized” outdoor area. Edison is approximately 50 homes and less than 120 residents and we will be facing every weekend from June through September an invasion greater than local population to a single Edison business for a single starting time. This is not the current scenario of local businesses serving customers who arrive and depart throughout the day.

Lastly, no evidence has been provided by SKC Planning that “Restaurant” is truly an accessory use for Terramar. For a casual type restaurant which Terramar (Industry description: casual **dining** restaurant is a full-service concept with a laid-back, comfortable, family-friendly ambiance and an affordable menu ) the benchmark for the restaurant industry is that the food portion of receipts is generally 65-75% of sales. Has the Planning Commission been given a quantitative definition of “accessory”? What evidence was provided to support that Terramar met the standard?

Your vote is important as it will directly impact Edison by either allowing our current highly desirable quality of life to continue or lead to an onslaught of people, traffic, vehicles seeking parking, and amplified music. Vote No to preserve Edison for Edison’s residents. Make a statement that a single business is not be permitted to materially reshape Edison in such a negative manner on the weekends.

Your role as an advisory committee to take an deliberative approach free of politics or favoritism. Help Skagit County by standing up for local land use that is appropriate for the neighborhood that is impacted by a proposed land use change.

The owners of Terramar, Skagit Commissioners, and SKC Planning Dept senior management have a wholly unacceptable endpoint for the evolution of Terramar as articulated above. Had

Terramar pursued a scale of operation consistent with the rural nature and size of Edison I would have been enthusiastic supporter.

Your sincerely,

Ken Deering  
14129 Doser Street  
Edison WA 98232

## **APPENDIX**

# NATURAL BARRIERS

EDISON SLOUGH



EDISON SLOUGH

TERRAMAR  
RESTAURANT, BREWERY,  
DISTILLERY

**TERRAMAR AERIAL OVERVIEW**  
Alteration Request - Outside Service Area  
WSLCB License No. 428319



Washington State  
Liquor and Cannabis Board

Licensing and Regulation  
PO Box 43098  
Olympia WA 98504-3098  
Phone – (360) 664-1600  
Fax – (360) 753-2710

July 17, 2020

TERRAMAR LLC  
PO BOX 3000  
BOW, WA 98232-3000

Re: TERRAMAR  
5712 GILKEY AVE  
BOW, WA 98232-9253  
LICENSE #428319 – 3B  
UBI 604-088-230-001-0001

Your request to make alterations as shown in the plans submitted is approved pending final inspection. These alterations consist of turning a portion of your restaurant into a 21+ only lounge area.

In order to process this alteration, we have upgraded your retail privilege on your Microbrewery license from a Spirits/Beer/Wine Restaurant Service Bar to a **Spirits/Beer/Wine Restaurant Lounge+ (60% dedicated dining)**. This will change your annual licensing fee from \$1100 to **\$1700** when you renew with DOR in February 2021.

This conditional approval is based on your meeting all requirements of state, county, and city laws and ordinances relating to sanitation, zoning, fire, safety and building codes to include the laws relating to public accommodations for physically disabled persons (RCW 70.92).

**For final approval you must contact your liquor control officer at 360-480-4918 for an inspection of your alterations to be conducted. Failure to obtain this inspection may result in a violation of your liquor license.**

Thank you,

Ryan Nielsen  
Customer Service Specialist  
Licensing & Regulation  
360-664-1667

cc: Mount Vernon Enforcement  
File

## Jennifer Rogers

---

**From:** Ken Deering <ken@kdeering.com>  
**Sent:** Wednesday, January 12, 2022 9:48 PM  
**To:** PDS comments  
**Cc:** Commissioners  
**Subject:** LR20-02 Small Scale Business Zone Use Amendment

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Please use this version in the package to Planning Commissioners. Corrected version of my January 12 2022 submittal.

### **To: Skagit County Planning Commissioners**

Ken Deering's comments submitted January 12, 2022

I've reviewed over 1,000 pages of Skagit County and WA Liquor Control Board records and can substantiate via SKC and LCB documentation my commentary about SKC Planning and the LCB.

Let's start with calling out the Docket for the act of subterfuge (Merriam Webster definition "**something intended to misrepresent the true nature of an activity**") that it is. The subterfuge is two-fold:

1. the Docket is in fact a single property land use zoning change for Terramar 5712 Gilkey Ave Edison cloaked under a "county wide" proposed change to SSB zoning.
2. the larger part of the subterfuge is that the docket is really about enabling Terramar to open an 85,000 square foot outdoor event area with alcohol service.

Three of the eight other properties are automotive repair businesses, one is a SKC fire hall, another is an abandoned property. NONE of the other property owners at time of filing the Docket petition supported this zoning change. This "Docket" process is being used to avoid having Terramar property go through a land use zoning application to allow restaurant as a use as this appropriate process would require the input of Edison residents. The intent by Terramar and SKC Planning which coached the owner of Terramar to file this Docket, per Chris Barker's own statement more than once to Edison residents that SKC Planning proposed this approach to him, was to drown out Edison residents input by making this a "County-wide" proposal thus making support from outside of Edison "relevant" as it was a county-wide proposal. It is an affront to ethical land use policy for this Docket to have been approved by BOC for Planning Commission review.

The rural Village of Edison is a 2 block by 3 block area with only 60 homes and about 120 residents surrounded by miles of Ag zoned farmland. Please keep this in mind for the rest of my presentation. I make no apology for my passionate defense of Edison's highly desirable quality of life.

A "yes" vote on this docket will directly lead to a Walmart sized outdoor event operation being dropped into the middle of Edison that will destroy the resident's right to quiet enjoyment of our residences. Your likely response is "what is he talking about". What was left out of the various SKC Planning memos and staff reports provided to this committee is the "whole story" of the impact of this Docket.



Here is the six step process from a "yes" vote by the Planning Commission to Summer 2022 being the start of "outdoor event hell weekends" in Edison.

1. Planning Commission votes yes to recommend to SKC Board of Commissioners (BOC) to approve this docket.
2. SKC BOC uses the political cover of the Planning Commission "recommend to approve" for the BOC to vote yes to add "Restaurant" accessory use for Small Scale Business zoning.
3. Shoreline Management Plan proposed change already voted on by Planning Commission has section SCC 14.26.430 Commercial Development which had an innocuous looking clause inserted "water enjoyment-use". The current SMP only allow Water-dependent uses and Water-related uses. The "water enjoyment-use" has been highlighted in multiple SKC Planning emails to Chris Barker (Terramar co-owner) as the means by which they will get around the current SMP's prohibition on outdoor activities by Terramar.
4. SKC BOC votes "yes" to SMP revisions which will include the "water enjoyment-use" provision.
5. Terramar's property current permissible "uses" **DOES NOT** include "restaurant". The SMP has "**restaurant**" as one of the allowed business designations and the proposed SMP Public Review Draft 4-12-21 v2 has "water enjoyment-use". By adding restaurant to zoning, SMP already allows restaurants to take advantage of "permissible" outdoor activities, and when SMP revision is approved by BOC, later this Spring, allowing "water enjoyment-use" then all the requirements are satisfied to allow outdoor activities including customer seating area.
6. Terramar applied in 2021 to WA Liquor and Cannabis Control Board for permission to have an approximately 84,000 square foot outdoor service area for alcohol service. Excerpt form LCB license application: "**Licensee [Terramar] would also like to expand the restaurant's premises to include all outdoor areas bordered by the Edison Slough and within the 42" high barriers shown on the diagram and in the photos attached.**" See Appendix section for Terramar property photo submitted as part of LCB application. The LCB approval is connected to this docket in that the LCB outdoor service area approval is contingent on Terramar legally operating as a restaurant and being granted outdoor activity permission from SKC via upcoming SMP changes identified above in this submission.

**The liquor license alteration request was for an approximately 84,000** (estimated using SKC Tax Assessor property info) **square feet outdoor area..** Terramar received approval in August 2021 from WA LCB. SKC BOC was informed by LCB at time of this 2021 application and then again upon approval being granted in August 2021. Since no objections were raised by SKC to LCB provides evidence of intent by SKC Planning Department and SKC BOC of their support of this "**Walmart**" **sized outdoor event area in the middle of Edison.**

For comparison the Longhorn Saloon and Old Edison Inn have outdoor service areas of less than 1,200 square feet. Furthermore, their outdoor service areas are equal to or less than their indoor customer areas. Terramar requested an outdoor service that is **40X their indoor customer seating area.** And almost **30X the combined outdoor seating area of the three other Edison businesses offering food+ alcohol to their customers.** This why the Walmart comparison to "local businesses" is valid.

**LCB issued conditional approval letter to Terramar on July 17 2021** (see in appendix) **and gave final approval in August 2021.**

At a January 5<sup>th</sup> 2022 meeting requested by Chris Barker and facilitated by his consultant Ken Dahlstedt with about a dozen Edison residents who are strongly opposed to Terramar offering outdoor events Chris Barker stated that musical events are definitely one of his proposed uses of the large outdoor area. When pressed on his plans for offering wedding events he was non-committal which immediately raised concerns with many in attendance. In research on economic value to businesses hosting wedding events "in the country" the common revenue figure given is \$30,000 per event. Weddings are worth as much as 10x the revenue from musical events. And it is wedding events that is the number one concern for many of us Edison residents opposed to this Docket. 150-300 attendees can easily be accommodated in the 84,000 square foot "Walmart sized" outdoor event area. Edison is approximately 50 homes and less than 120 residents and we could be facing every weekend from June through September an invasion greater than local population to a single Edison business for a single starting time. It is the single start time that events have that magnifies the impact of having Terramar customers outdoors. Having 150-250 customers use the outdoor area over the Terramar operating hours of 11:00AM – 9:00PM has a much lower impact on traffic, parking, and noise.

It is the event driven weekends that many Edison residents are rightly apprehensive about as they will change in negative way our ability for quiet enjoyment (our right to the quiet and peaceful enjoyment of our home and property) of weekends. The above is why several of my neighbors have expressed that they regard SKC BOC as proposing a "taking" from Edison home owners impacted by the Terramar outdoor events. It will not surprise me for there to be legal action taken against several parties including the County in 2023 regarding this "taking" if outdoor events are held with resulting negative impact envisioned.

For people not familiar with Edison are surprised when they visit how far noise travels here with the Edison Slough acting as a sound conduit. During duck hunting season when the duck clubs along the ocean dikes are active the shot gun blasts sound as if the hunters are 100 yards away when in fact the two nearest duck clubs are more than  $\frac{3}{4}$  of mile away. It's this "ease of noise propagation" that makes outdoor events with or without amplified sound a serious noise disturbance threat. A farmer on the Edison Slough across from Edison a number of years ago stopped using their "bird sound cannon" because they realized the blast could be heard throughout Edison. They have legal right with their Ag zoned farm to operate the bird cannon. However, they chose to cease operation out their sense of being "Edison community minded". Terramar's plan for hosting outdoor event are the exact opposite of being "Edison community minded".

Lastly, no evidence has been provided by SKC Planning that "Restaurant" is truly an accessory use (meaning incidental or supportive) for Terramar. For a casual type restaurant which Terramar (Industry description: casual **dining** restaurant is a full-service concept with a laid-back, comfortable, family-friendly ambiance and an affordable menu ) the restaurant industry benchmark is that the food portion of receipts is generally 65-75% of sales. Using land use definition of "accessory use" suggest food receipts would need at or less than 20% of the on premise customer receipts. Has the Planning Commission been given a quantitative definition of "accessory" as relates to food receipts? What evidence was provided to support that Terramar met the standard?

The owners of Terramar, Skagit Commissioners, and SKC Planning Dept senior management have a wholly unacceptable endpoint for the evolution of Terramar as articulated above. Had Terramar pursued a scale of outdoor operation consistent with the rural nature and size of Edison I would have been enthusiastic supporter of this docket. Terramar, BOC, SKC Planning Department are solely responsible by their actions for creating the opposition to this Docket.



Your role as an advisory committee is to take a deliberative approach free of politics or favoritism. Help Skagit County by standing up for local land use that is appropriate for the neighborhood that is impacted by a proposed land use change.

Your vote is important as it will directly impact Edison by either allowing our current highly desirable quality of life to continue or lead to an onslaught of people, traffic, vehicles seeking parking, and amplified music. Vote No to preserve Edison for Edison's residents. Make a statement that a single business is not be permitted to materially reshape Edison on the weekends.

You have a very simple and stark choice to make regarding this docket. You can agree that adding an 80,000 square foot outdoor event operation in Edison is NOT good land use policy and vote No on this docket. I, my wife and many other Edison residents hope you will meet your citizen advisory responsibilities and vote "No".

Your sincerely,

Ken Deering  
14129 Doser Street  
Edison WA 98232

**NATURAL BARRIERS**

EDISON SLOUGH



EDISON SLOUGH

TERRAMAR  
RESTAURANT, BREWERY,  
DISTILLERY

**TERRAMAR AERIAL OVERVIEW**  
Alteration Request - Outside Service Area  
WSLCB License No. 428319



**Washington State  
Liquor and Cannabis Board**

Licensing and Regulation  
PO Box 43098  
Olympia WA 98504-3098  
Phone – (360) 664-1600  
Fax – (360) 753-2710

July 17, 2020

TERRAMAR LLC  
PO BOX 3000  
BOW, WA 98232-3000

Re: TERRAMAR  
5712 GILKEY AVE  
BOW, WA 98232-9253  
LICENSE #428319 – 3B  
UBI 604-088-230-001-0001

Your request to make alterations as shown in the plans submitted is approved pending final inspection. These alterations consist of turning a portion of your restaurant into a 21+ only lounge area.

In order to process this alteration, we have upgraded your retail privilege on your Microbrewery license from a Spirits/Beer/Wine Restaurant Service Bar to a **Spirits/Beer/Wine Restaurant Lounge+ (60% dedicated dining)**. This will change your annual licensing fee from \$1100 to **\$1700** when you renew with DOR in February 2021.

This conditional approval is based on your meeting all requirements of state, county, and city laws and ordinances relating to sanitation, zoning, fire, safety and building codes to include the laws relating to public accommodations for physically disabled persons (RCW 70.92).

**For final approval you must contact your liquor control officer at 360-480-4918 for an inspection of your alterations to be conducted. Failure to obtain this inspection may result in a violation of your liquor license.**

Thank you,

Ryan Nielsen  
Customer Service Specialist  
Licensing & Regulation  
360-664-1667

cc: Mount Vernon Enforcement  
File

**Jennifer Rogers**

---

**From:** Marilyn Evans <mkevans@earthlink.net>  
**Sent:** Monday, January 10, 2022 5:42 PM  
**To:** PDS comments  
**Subject:** Skagit County's 2021 Docket of Proposed Policy, Code, and Map Amendments

#####

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#####

I am writing to ask you to vote No on LR20-02 Small Scale Business Zone Use Modification, requested by Terramar, a new business located in Edison, WA. The variance would not be in compliance with other existing regulations and furthermore would create a major intrusion on the community of Edison. The change would allow Terramar to hold outdoor events featuring amplified music and announcements. That would be a major source of noise having a negative impact on the other businesses in town and on the lives of all residents and visitors.

Thank you for your consideration.

Marilyn Evans  
5778 Cains Court  
Edison, WA 98232

**Jennifer Rogers**

---

**From:** Marilyn Evans <mkevans@earthlink.net>  
**Sent:** Tuesday, January 11, 2022 5:20 PM  
**To:** PDS comments  
**Subject:** Skagit County's 2021 Docket of Proposed Policy, Code, and Map Amendments - LR20-02 Small Scale Business Zone Use Modification

#####

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#####

I am writing to ask you to vote No on LR20-02 Small Scale Business Zone Use Modification, requested by Terramar, a new business located in Edison, WA. The variance would not be in compliance with other existing regulations and furthermore would create a major intrusion on the community of Edison. The change would allow Terramar to hold outdoor events featuring amplified music and announcements. That would be a major source of noise having a negative impact on the other businesses in town and on the lives of all residents and visitors.

Thank you for your consideration.

Marilyn Evans  
5778 Cains Court  
Edison, WA 98232

**Jennifer Rogers**

---

**From:** Matt Farrell <farrellmw@hotmail.com>  
**Sent:** Friday, January 7, 2022 9:31 PM  
**To:** PDS comments  
**Subject:** Skagit county's 2021 docket of proposed policy code and map ammendments

#####  
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#####

Hello,  
I work at Terramar and I am in full support of outdoor seating here. Not sure why, after being a restaurant owner for 7 years in LaConner, dealing with Covid, and being allowed to take over our parking lot to sustain our business as well as every other town in WA state this is an issue? With outdoor seating this place as well as other businesses in town will benefit as we have ample parking available that no one respects as being part of our business but the owners choose not to enforce as a way to support the community. The use of our outdoor spaces will only increase traffic to the town much like the well promoted "oyster run" which does not have planning or consideration for Covid restrictions or parking.  
Matt Farrell  
P.O. Box 694  
LaConner WA 98257

Sent from my iPhone

## Jennifer Rogers

---

**From:** Michael Berry <mr.berryseattle@gmail.com>  
**Sent:** Monday, January 10, 2022 12:51 PM  
**To:** PDS comments  
**Subject:** Skagit County's 2021 Docket of Proposed Policy, Code, and Map Amendments

**CAUTION: This email originated from an external email address. Do not click links or open attachments unless you recognize the sender, you are expecting this email and attachments, and you know the content is safe.**

To whom it may concern,

I am in full support of Docket Item LR 20-02 Small Scale Business Zone Use Amendment: Amend SCC 14.16.140 Small Scale Business (SSB) zone to include restaurants as a permitted use for Terramar Brewstillery. I work at Terramar and believe that as the outdoor area becomes a welcoming space for the locals of Edison and the Skagit Valley community to congregate in a more COVID-safe environment, the use of the space will allow Terramar to thrive, create more jobs and offer job stability for current staff.

Sincerely,

Mike Berry

11366 2nd. Street

Mt. Vernon, Wa. 98273

## Jennifer Rogers

---

**From:** Mike Sullivan <m.sullivan526@gmail.com>  
**Sent:** Wednesday, January 12, 2022 11:26 AM  
**To:** PDS comments  
**Cc:** Commissioners  
**Subject:** Skagit County's 2021 Docket of Proposed Policy, Code, and Map Amendments

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Name: Mike Sullivan  
Address: 5836 Main Street Edison, WA 98232

I am in full support of Terramar amending their business zoning to allow indoor and outdoor restaurant seating.

-Mike Sullivan

Please contact me at (360) 391-9400 for any questions.



## Jennifer Rogers

---

**From:** Molly Tallon <molly.b.tallon@gmail.com>  
**Sent:** Monday, January 3, 2022 1:48 PM  
**To:** PDS comments  
**Subject:** Skagit County's 2021 Docket of Proposed Policy, Code, and Map Amendments

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**CAUTION: This email originated from an external email address. Do not click links or open attachments unless you recognize the sender, you are expecting this email and attachments, and you know the content is safe.**

ATTN: Skagit County Planning Commission,

I am a resident of Bow, and the secretary of the Edison Women's Club, and a customer of Terra Mar Brewstillery. We have lived in Bow for three years now. We moved from the city to provide a small rural town life for our three children. One of the wonderful things about Bow and Edison is how uniquely kid and family friendly the town is. Being very walkable, quiet and with the school right there in town it makes for a life where we are well connected with our neighbors and the small businesses, even during a pandemic. Since TerraMar opened (shortly after we moved in) we have enjoyed many meals with friends and family that visit us from out of town. We are able to bring our children to run around the back patio, play on their chalkboard and enjoy their pizza. The staff is incredibly helpful and friendly. It is the ONLY restaurant in town that I can bring all of my kids to and enjoy a calm and delicious meal and a locally made beer. My kids actually started eating SALAD because of how delicious their salads are there. They use so many local ingredients from farms right here in town. Including their flour, from Cairn Springs, and their grain for their beer from Skagit Malting. We have met so many other families and farmers in town from just sitting and enjoying a meal there. I meet people from all over Skagit and Whatcom who come to Terra Mar for the community connection and delicious product.

TerraMar fills a need in the Edison Community for a great family friendly restaurant that is walkable, focused on supporting local farmers, artists, and tradesmen. I cannot imagine Edison without it. We'd have a derelict slaughterhouse and empty parking lot.

They are always willing to jump in for a non-profit community cause. This year, when Bow Hill Blueberries had a fire, they were one of the first businesses to ask how they could help raise money to bring them back to life. They have a merchandise space where they commission local artists to make products for them, and are always willing to host a fundraiser if the need is there. The owners are easily accessible to community members and always willing to listen. I am also a member of Beer Moms, which is a local group based in Whatcom that is for moms that meets at local breweries once a month. TerraMar is one of our favorite places, the space, the beers the product, the family friendly atmosphere and the staff make it the best place for meet ups.

We'd love to see TerraMar grow and expand to provide more seating, dishes and products for take out or in-house.

Without Terra Mar, Edison is a completely different place. The younger families of Skagit, the future of Edison that will keep this town thriving long after the boomers are gone want an open, expansive, and commerce-ready town that is welcoming to new people and new business.

Thank you for your consideration.

--

Molly Tallon  
415.608.3190

@tallonfarm

## Jennifer Rogers

---

**From:** Edison Rentals <edisonrentals98232@gmail.com>  
**Sent:** Thursday, January 13, 2022 4:30 PM  
**To:** PDS comments  
**Subject:** LR 20-02 Small Scale Business Zone Use Amendment: Amend SCC 14.16.140 Small Scale Business (SSB) zone to include restaurants as a permitted use.

**CAUTION: This email originated from an external email address. Do not click links or open attachments unless you recognize the sender, you are expecting this email and attachments, and you know the content is safe.**

Dear Skagit County Planning Commission,

My name is Renee Perry, an Edison resident and I write in favor of Terramar Brewstillery's petition to amend zoning code section 14.16.140 SSB to include the permitted use of 'restaurant'.

My property and also that of my family's is across the slough from Terramar. Before Terramar opened there were some neighbors expressing their concern for the new establishment in our town. After all, it's human nature to initially fear change. I was curious also and one day walked over to meet Chris Barker. I was happy to learn about the improvements on the property and his vision to source ingredients from local farmers. He welcomed any conversations or concerns. After learning additional information from Chris I was more excited for the opening of Terramar. As time passed I have seen how supportive Terramar is to our community through fundraisers, supporting local farmers, artists & more. I do consider Terramar to be a good neighbor & friend as they have proven and shown how much they care about our community.

I understand there are individuals who are concerned that there will be too much traffic in Edison if Terramar is permitted as 'restaurant' however, Terramar happens to be the only business in Edison with ample on-site parking. I don't quite understand this fear as there are several regular events that bring in traffic and there doesn't seem to be a concern. The art gallery openings, Chicken Parade, Halloween Parade, the former Edison Farmers Market, Edison School carnival/programs/etc and now the daily traffic congestion from school COVID protocol drop-off/pick-up lines which can be seen backed up to the fire hall. These events are the pride of Edison and the traffic ebbs and flows. It is great that the Terramar property has the ability to have on-site parking & can accommodate indoor and outdoor guests.

I support Terramar to be allowed to seat customers indoors and out so that they can remain open and survive this storm. Please vote yes in amending zoning code section 14.16.140 SSB to include the permitted use of 'restaurant'.

Thank you,  
Renee Perry  
14095 Doser St  
Bow, WA 98232

Also representing properties:  
14105 Doser Street  
5694 Smith Rd

5664 Smith Rd

29 August 2021  
Skagit County Planning Commission  
1800 Continental Place  
Mount Vernon, WA 98273-5625

Re: 2021 Planning Docket Memo #1  
Subjects; LR20-02 and LR20-07

Cc: Edison residents upon request

Dear Planning Commissioners,

The petitioner has been advised that a petition for amendment is an avenue to accomplish the desire to have a restaurant use allowed on the property. This does not the public good. We, the neighbors, had no formal notice of this action that a variance would require; and that this action affects 8 other neighborhood areas, all potentially affected.

This approach makes sense since few other sites could justify an accessory restaurant use, but it prevents all residents here and beyond, within the 300 foot perimeter a right of SSB's to be heard which a variance would allow.

While appreciating the effort made Peter Gill and the staff regarding 2021 Planning Docket Memo #1, some items need to be clarified or corrected.

Page 2 of 11

In the Summery

“The petitioner states that, by allowing restaurants at a **small scale** (not defined) job opportunities for rural residents would increase.” This paraphrases SCC14.16.140(1) and misses the fact residential food service **uses** exist with 5 other local establishments. **Development** and job opportunities for rural residents seems to imply **local** residents, which when all growth being severely limited due multiple constraints, is not the case.

There is a map with 9 sites on the map but on page 5, 7 are listed. The unlisted eighth site is at 17183 Bennett Road. Note: Actual addresses rather than vague descriptors would have facilitated research. Along with the site map problem, in the map is the insert. It appears to be a significant portion of the local zoning which it is not. The land area may be large but there is a waterway, the Edison Slough. Environmental reasons limit a large proportion of the site which is not the case with the other 8 sites.

\*“These zones are surrounded?(dominated, perhaps) by Ag-NRL (the proponent’s site and the first 4 sites on the chart) are marginally surrounded on 3 sides of the SSB zone. The proponent’s site is barricaded by a waterway to the Ag-NRL’s. This is a unique condition, with only RVC, RB zones south and RVR to the south east directly connected. (See diagrams of the sites attached and photos in the order of the chart listed.)

Page 4 of 11 cont.

As noted before regarding the chart, addresses would have been helpful. They are, in order, with their boundary zones, noted:

14047 SR-09	Ag-NRL, RRv
15573 Beaver Marsh Rd.	Ag-NRL
13725 LaConner Whitney Rd.	Ag-NRL, RB, RRv
12874 Farm to Market Rd.	Ag-NRL, RRv, BR-HI
13574 Tibbles Ln (pvt)	RRv (surrounded)
14809 Deception Rd.	RI, RC
24169 Brandon Ln. (pvt)	RRV (surrounded)
The next site was unlisted.	
17183 Bennett Rd.	RI, RB

The purpose of the SSB zone appears to be for uses that were likely preexisting to the zoning, the vacancy or house uses being a puzzle, or a sort of bucket for non-conforming uses.

Page 5 of 11

Public Comments cont.

“The proponent has submitted a public petition with signatures from over 400 people.” I have not seen the actual petition.

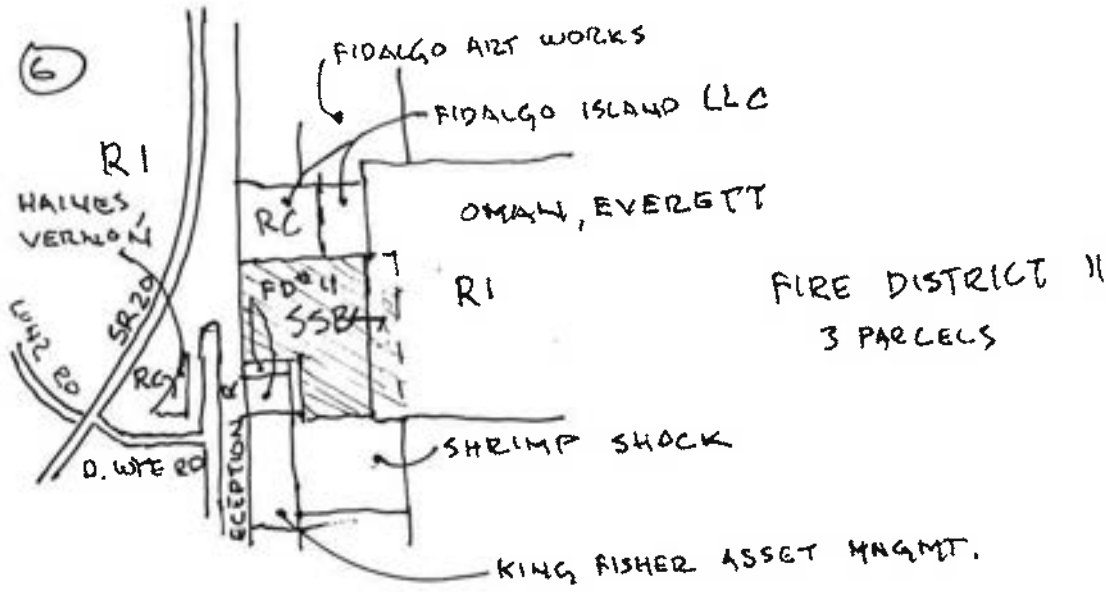
The vast majority are believed to be his friends, business associates or neighbors from Samish Island, miles away, some that may have other interests in mind. Edison residents were not notified other than a posting in the premises where patrons may have signed not being aware of impacts.

Conclusion:

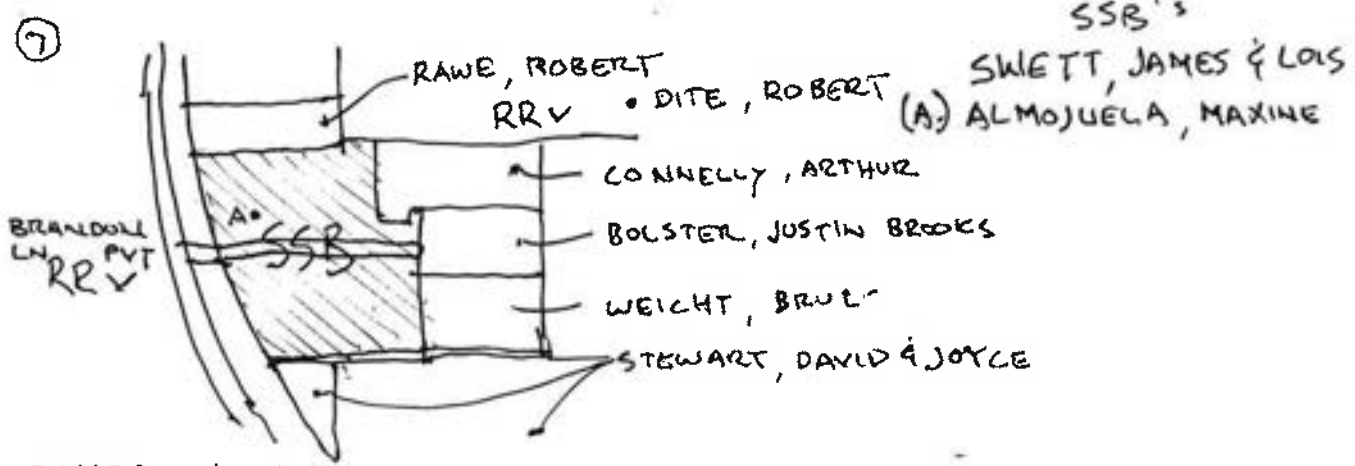
A variance or a rezone are only fair ways to approach this issue.

Residents of Edison have had to deal with excess noise created by outdoor entertainment. Other associated noise, being intentional, by motorcycles exiting town, parking, glare are other aspects of increased non local traffic. Any mitigation for a higher use cannot be implemented any other way.

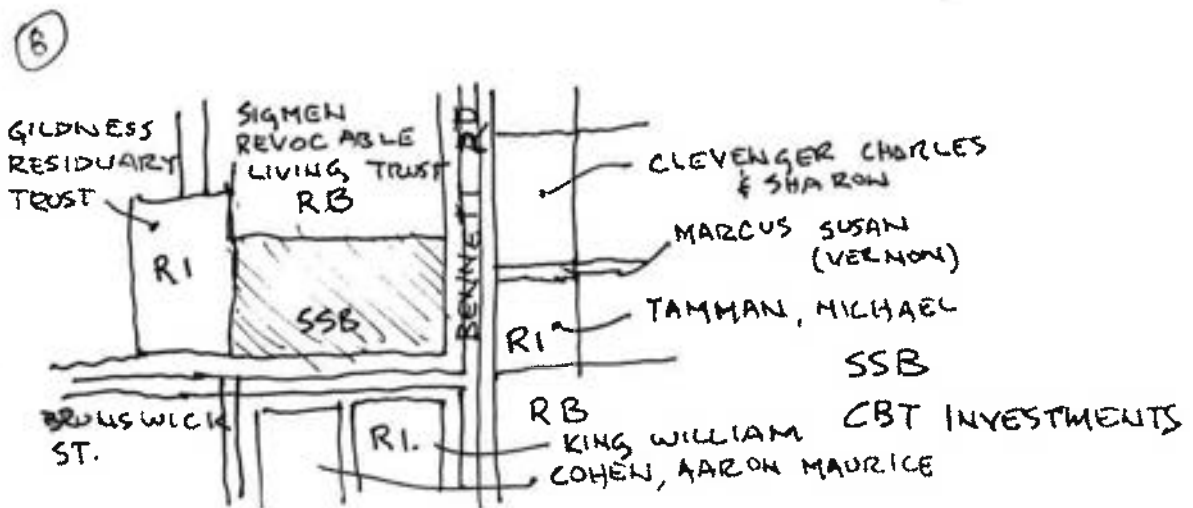




14809 Deception Road



24169 Brandon Lane pvt.



17183 Bennett Road





Proponent's site



14047 SR-09



15573 Beaver Marsh Road





14809 Deception Road



24169 Brandon Lane pvt.



17183 Bennett Road

## Jennifer Rogers

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**From:** Roger Wechsler <roger6707@gmail.com>  
**Sent:** Tuesday, January 11, 2022 12:59 PM  
**To:** PDS comments  
**Cc:** Commissioners  
**Subject:** Skagit County's 2021 Docket of Proposed Policy, Code, and Map Amendments

**CAUTION: This email originated from an external email address. Do not click links or open attachments unless you recognize the sender, you are expecting this email and attachments, and you know the content is safe.**

I support the Terramar proposal:

LR 20-02 Small Scale Business Zone Use Amendment: Amend SCC 14.16.140 Small Scale Business (SSB) zone to include restaurants as a permitted use.

Terramar is supporting Skagit grown and made food products and the products it makes contribute to the growing Skagit economy of food processing ventures.

Roger Wechsler  
PO Box 222  
Bow, WA 98232

## Jennifer Rogers

---

**From:** Ryann Probstfield <ryannprobstfield@gmail.com>  
**Sent:** Thursday, January 13, 2022 4:14 PM  
**To:** PDS comments  
**Subject:** LR 20-02

**CAUTION: This email originated from an external email address. Do not click links or open attachments unless you recognize the sender, you are expecting this email and attachments, and you know the content is safe.**

Afternoon,

My name is Ryann Probstfield and I live at 5664 Smith Rd Bow, WA 98232.

I live directly east just on the other side of the slough from Terramar and I fully support the “restaurant” classification for Terramar. Terramar is a wonderful place to dine. Terramar serves food made from the highest quality ingredients from our local farms and suppliers. Which is exactly what our town is about. By allowing Terramar to change their clarification they would be able to serve even more delicious food made from the ingredients of our local farms and suppliers. Which in turn helps the sustainability of said local farms and suppliers.

Thank you for your consideration.

Sincerely,  
Ryann Probstfield

## Jennifer Rogers

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**From:** Sara Nuckolls <saranuckolls@gmail.com>  
**Sent:** Wednesday, January 12, 2022 4:27 PM  
**To:** Peter Gill; PDS comments  
**Subject:** Comment: LR20-02 / Small scale business zone amendment

**CAUTION: This email originated from an external email address. Do not click links or open attachments unless you recognize the sender, you are expecting this email and attachments, and you know the content is safe.**

Dear Planning Commission,

I am writing as an Edison resident with a request to please vote no against the adoption of LR20-02.

Terra Mar is situated on land surrounded by Edison Slough that has been deemed a Critical Area and is subject to restricted development and use.

The current Septic system at TerraMar was approved "Conditionally" and only for distillery use within the confines of the TerraMar building. Septic capacity is not in place nor permitted for restaurant patrons. Additionally, the Septic permit was granted with specific conditions that restrict ANY outdoor seating and/ or outdoor use impacting this protected shoreline.

Edison is located in a Flood zone as was demonstrated just 10 days ago when much of the town was under 2 ft of water-including TerraMar. Expecting the development at TerraMar to have met the rigorous standards set forth by FEMA, I was surprised to learn a flood certification was not required for the property. A flood cert. is required for an existing building when the remodel costs exceed 50% of the building's appraised value. In the case of TerraMar, the appraised value of the vacant, derelict building was surprisingly high, while remodel costs equaled 49.8% of the value, just missing the trigger for a flood cert to be required. All residents of Edison are familiar with the restrictions to building that living in an active flood zone requires and in the spirit of doing right by their neighbors and the process, they comply with transparency.

So if this re-zoning is approved by your commission as well as County Commissioners, does it mean that TerraMar will be required to resubmit a permit request to operate as a restaurant? Will there be a new Septic Permit required to accommodate an outdoor eating/ event establishment rather than a distillery only?

Will use as a restaurant also trigger an evaluation of the shoreline given the previous permitting was excluding all outdoor areas? Will the impacts of this event space/ outdoor restaurant need reevaluation due to flood zone impacts?

Please consider the complexity of this rezone proposal and vote no on LR20-02, at least until these questions can be thoroughly vetted for compliance by our county and state officials.

Many thanks,  
Sara Nuckolls  
5852 Farm to Market Rd.  
Bow, Wa. 98232  
360 201 3021

## Jennifer Rogers

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**From:** Scott Mangold <scott@breadfarm.com>  
**Sent:** Thursday, January 13, 2022 3:12 PM  
**To:** PDS comments; Commissioners  
**Subject:** LR20-02 Small Scale Business Zone Use Modification

**CAUTION: This email originated from an external email address. Do not click links or open attachments unless you recognize the sender, you are expecting this email and attachments, and you know the content is safe.**

RE: LR20-02 Small Scale Business Zone Use Modification

Scott Mangold  
14083 Gilmore Avenue  
Bow, WA 98232

I am writing in concern of the passage of the change to Skagit County Zoning SSB described in LR20-02, Small Scale Business Zone Use Modification.

As a resident and homeowner of Edison, I worry about the impacts of noise and nuisance that could occur in town with the large events ultimately proposed for by this change to zoning. I recall an evening with mechanical bull riding occurring at a tavern in town that drew enough people to fill all town parking, including the elementary school parking lot, while cars continued to park further east on the shoulders of Bow Hill Road. Many people leaving the event were visibly impaired, at least 3 of them urinated, defecated and/or vomited in residents' yards and on their vehicles.

I believe there are public safety impacts in making this zoning change. The county Sheriff Office does not have the resources for continual patrol of Edison, especially on weekends. Our own volunteer Fire Department is understaffed, underfunded, and overburdened as it is. Gilkey Avenue is so narrow, especially with cars parked on either side, that only one car may pass in either direction at one time. This is not conducive to emergency response. Emergency services would be impeded if required.

There are potential financial and county resource impacts in making this zoning change. Based on the adamant objections to this change that are discussed around me by other area residents, I am also concerned that this change to zoning will bring a spate of lawsuits to Skagit County that I would prefer my tax dollars not be spent on. Does the County know that they will not be in violation of GMA? Have the appropriate ecological impact studies been completed? Have the impacts to Fire and Emergency services been evaluated?

The owners of Terramar, I consider as friends. We do business with each other too. I know that they care about the village of Edison and I wish for their ultimate success. Let's be sure that the full impact of a zoning change like this—the impacts to the County, to the residents of Edison, to the environment, to our safety and security—have received the evaluation we all deserve before making a change to the zoning and ultimately the County Code.

--

"Chance favors the prepared mind." -Louis Pasteur

## Jennifer Rogers

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**From:** Samish Bay Cheese <cheese@samishbay.com>  
**Sent:** Tuesday, January 11, 2022 12:58 PM  
**To:** PDS comments  
**Cc:** Commissioners  
**Subject:** Skagit County's 2021 Docket of Proposed Policy, Code, and Map Amendments

**CAUTION: This email originated from an external email address. Do not click links or open attachments unless you recognize the sender, you are expecting this email and attachments, and you know the content is safe.**

I support the Terramar proposal:

LR 20-02 Small Scale Business Zone Use Amendment: Amend SCC 14.16.140 Small Scale Business (SSB) zone to include restaurants as a permitted use.

Terramar is supporting Skagit grown and made food products, including cheese we make down the road from them. The products it makes contribute to the growing Skagit economy of food processing ventures.

Suzanne Wechsler  
Samish Bay Cheese  
PO Box 202  
Bow, WA 98232

**Jennifer Rogers**

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**From:** Thomas Skinner <skinner@fidalgo.net>  
**Sent:** Monday, January 10, 2022 3:05 PM  
**To:** PDS comments  
**Subject:** LR20-02

#####

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As a longterm resident of Edison I would like to voice my opposition to including LR20-02 to y your upcoming docket. It could potentially change the nature of the town, and put Skagit County in noncompliance with state GMA.



## Jennifer Rogers

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**From:** Tiffany Massey <masseyt49@yahoo.com>  
**Sent:** Sunday, January 9, 2022 7:57 AM  
**To:** PDS comments  
**Subject:** Skagit County's 2021 Docket of Proposed Policy, Code, and Map Amendments

**CAUTION: This email originated from an external email address. Do not click links or open attachments unless you recognize the sender, you are expecting this email and attachments, and you know the content is safe.**

I am in full support of Docket Item LR 20-02 Small Scale Business Zone Use Amendment: Amend SCC 14.16.140 Small Scale Business (SSB) zone to include restaurants as a permitted use for Terramar Brewstillery. I work at Terramar and believe that as the outdoor area becomes a welcoming space for the locals of Edison and the Skagit Valley community to congregate in a more COVID-safe environment, the use of the space will allow Terramar to thrive, create more jobs and offer job stability for current staff.

Sincerely  
Tiffany Massey  
Sent from my iPhone

## Jennifer Rogers

---

**From:** tomperry@frontier.com  
**Sent:** Thursday, January 13, 2022 2:33 PM  
**To:** PDS comments  
**Subject:** LR 20-02

**CAUTION: This email originated from an external email address. Do not click links or open attachments unless you recognize the sender, you are expecting this email and attachments, and you know the content is safe.**

My name is Tom Perry. I am a resident of Edison, WA. I support the zoning change for the nine properties in Skagit County which would allow them to have outside seating. As a 30+ year resident of Edison and a 52 year resident of Skagit County I have seen many changes in this county. From the annexation of the property along HWY 99, which became Burlington BLVD, to the housing growth throughout our county.

As for Terramar Brewstillery. I live directly to the East of the property and can see the proposed seating area from my upstairs window. This change will be a positive for a business that has shown great support for our community. Terramar has all the onsite parking necessary to hold the small events so the impact to town will be minimal.

Please approve LR 20-02

Thank you,  
Tom Perry  
14095 Doser St.  
Bow, WA 98232

## Jennifer Rogers

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**From:** Toni Ann Rust <edisoneye@wavecable.com>  
**Sent:** Monday, January 10, 2022 8:02 PM  
**To:** PDS comments  
**Cc:** mknudzen@co.skagit.wa.us; Kathy Mitchell; Tim Raschko  
**Subject:** Skagit County's 2021 Docket of Proposed Policy, Code, and Map Amendments

**CAUTION: This email originated from an external email address. Do not click links or open attachments unless you recognize the sender, you are expecting this email and attachments, and you know the content is safe.**

My name is Toni Ann Rust. I am writing to ask you to decline the proposed zoning changes requested by Terra Mar, docket item LR-20-02. I live on Edison Slough and run/rent to several small businesses on my properties in downtown Edison. I am concerned about the planned development of the Terra Mar property. Edison Slough, formerly a branch of the Samish River, wraps itself around the spit of land on which Terra Mar is located and connects to Samish Bay. The whole of this property is surrounded by estuary. Before any more development moves forward, please require an application to rezone and a Shoreline review.

Toni Ann Rust  
5800 Cains Court  
Edison WA 98232

</html

## Jennifer Rogers

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**From:** Tracy Ouellette <tracyjouellette@gmail.com>  
**Sent:** Thursday, January 6, 2022 6:51 PM  
**To:** PDS comments  
**Subject:** Skagit County's 2021 Docket of Proposed Policy, Code, and Map Amendments

**CAUTION: This email originated from an external email address. Do not click links or open attachments unless you recognize the sender, you are expecting this email and attachments, and you know the content is safe.**

Greetings, this comment is in reference to the Terramar Brewstillery application LR 20-02 Small Scale Business Zone Use Amendment: Amend SCC 14.16.140 Small Scale Business (SSB) zone to include restaurants as a permitted use.

I am a resident of Edison and am glad to have a restaurant in town that is family friendly and where I can bring my young daughter. I am in favor of the options of indoor and outdoor dining, and also would be interested in outdoor entertainment, especially during this time when outdoor options feel so much safer than indoor. I am in support of Terramar being able to offer indoor and outdoor dining as well as possible outdoor events if traffic and parking can be managed safely and if they comply with existing noise ordinances and timing to be respectful of near neighbors.

Tracy Ouellette

14078 Mactaggart Ave, Bow, WA 98232

## Jennifer Rogers

---

**From:** Ty Ouellette <tyouellette@yahoo.com>  
**Sent:** Sunday, January 9, 2022 11:42 AM  
**To:** PDS comments  
**Cc:** Commissioners  
**Subject:** Skagit County's 2021 Docket of Proposed Policy, Code, and Map Amendments

**CAUTION: This email originated from an external email address. Do not click links or open attachments unless you recognize the sender, you are expecting this email and attachments, and you know the content is safe.**

Greetings,

I am addressing the Skagit County Planning Commission in support of Terramar Brewstillery in Edison. I am not knowledgeable on all of the potential aspects of changing the county code and therefore I am only writing in support of Terramar being allowed to operate a restaurant with indoor and outdoor seating. I see this as providing a family friendly dining option for Edison, that currently does not exist.

I have observed Terramar's business operation over the last few years and I find it to be a responsible partner in our community. Terramar represents the kind of ethical operation that makes Edison such a great community to live in.

Ty Ouellette  
14078 MacTaggart Ave.  
Edison, WA 98232

Greetings,I am addressing the Skagit County Planning Commission in support of Terramar Brewstillery in Edison. I am not knowledgeable on all of the potential aspects of changing the county code and therefore I am only writing in support of Terramar being allowed to operate a restaurant with indoor and outdoor seating. I see this as providing a family friendly dining option for Edison, that currently does not exist.Ty Ouellette14078 MacTaggart Ave.Edison, WA 98232

**Jennifer Rogers**

---

**From:** Rob Klengler <robreg@klengler.com>  
**Sent:** Thursday, January 13, 2022 11:07 AM  
**To:** PDS comments  
**Subject:** Comments LR20-05 and LR20-07

#####  
CAUTION: This email originated from an external email address. Do not click links or open attachments unless you recognize the sender, you are expecting this email and attachments, and you know the content is safe.  
#####

I have lived in Marblemount for 26 years. My comments are:

LR20-05

Please adopt Option B: adopt citizen proposed change to the notification requirements at 5,280 feet (one mile). If the area in question was Mount Vernon, a smaller notification area might make sense, but this is not where mineral extraction usually occurs. For more rural areas, more likely locations for mineral extraction, a larger notification area is warranted.

LR20-07

Please adopt Option C: In addition to adopting the petitioners' proposal, increase new Accessory Dwelling Unit size limitation from 900 feet to 1,200 feet.

Thank you.

Robert Klengler  
PO Box 85  
Marblemount, WA 98267



# Skagit County Agricultural Advisory Board

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1800 Continental Place • Mount Vernon, Washington 98273  
office 360-416-1338 • [www.skagitcounty.net/planning](http://www.skagitcounty.net/planning)

January 12, 2022

Dear Planning and Development Services:

Please accept the Skagit County Agricultural Advisory Board's (AAB) comments for the 2021 Docket of Proposed Policy. The AAB is for, against and neutral for the proposed changes as outlined below.

PL19-0419 Nielsen Brothers Comprehensive Plan & Zoning Map Amendment: The AAB is neutral on this proposed change as we understand the change will allow another natural resource-based company to grow and expand. However, this should not set a precedent for other companies to set up their operations out of compliance for the zoning then try to bring their operation into compliance later. Especially for companies not in the Natural Resource based industries.

LR20-07 Accessory Dwelling Unit Code Amendment: The AAB opposes this change to the code. We feel this will fuel growth and allow increased development in size and quantity of development of the Ag-NRL zones. This will put increased pressure on farmland and decrease availability of prime farmland to the agriculture industry.

LR21-04 Agricultural Processing Facilities in Bayview Ridge-Light Industrial: The AAB supports this code change. This change will allow for increased value-added opportunities for our cattle and livestock growers providing higher returns to the growers and keeping increased value of the cattle in Skagit County improving the whole agriculture industry.

Thank you for taking our comments into consideration during your review.

Sincerely,

A handwritten signature in black ink that reads "Michael Hughes". The signature is fluid and cursive, with a long horizontal stroke at the end.

Michael Hughes  
Chair, Skagit County Agricultural Advisory Board

Advisory Committee Members:

Michael Hughes (Chair), Kraig Knutzen (Vice Chair), Murray Benjamin, Nels Lagerlund,  
Michael Trafton, Justin Hayton, John Morrison, Steve Omdal, Terry Sapp, Rachael Ward-Sparwasser  
Tim Van Hofwegen, Steve Wright, Don McMoran, WSU Extension

**Jennifer Rogers**

---

**From:** Rob Klengler <robreg@klengler.com>  
**Sent:** Thursday, January 13, 2022 11:07 AM  
**To:** PDS comments  
**Subject:** Comments LR20-05 and LR20-07

#####  
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LR20-07

Please adopt Option C: In addition to adopting the petitioners' proposal, increase new Accessory Dwelling Unit size limitation from 900 feet to 1,200 feet.

Thank you.

Robert Klengler  
PO Box 85  
Marblemount, WA 98267





# Skagit County Agricultural Advisory Board

---

1800 Continental Place • Mount Vernon, Washington 98273  
office 360-416-1338 • [www.skagitcounty.net/planning](http://www.skagitcounty.net/planning)

January 12, 2022

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Thank you for taking our comments into consideration during your review.

Sincerely,

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Michael Hughes  
Chair, Skagit County Agricultural Advisory Board

Advisory Committee Members:

Michael Hughes (Chair), Kraig Knutzen (Vice Chair), Murray Benjamin, Nels Lagerlund,  
Michael Trafton, Justin Hayton, John Morrison, Steve Omdal, Terry Sapp, Rachael Ward-Sparwasser  
Tim Van Hofwegen, Steve Wright, Don McMoran, WSU Extension

Chair Raschko: In the interest of time, I would suggest that we move on to LR20-02, let those people speak, and come back to PL19-0419.

Vice Chair Candler: It looks like Ms. Nielsen is unmuted, Chair, at least from the screen.

Commissioner Henley: Yeah, she just did that.

Chair Raschko: Okay. Go ahead, Darcy, if you're out there.

Commissioner Henley: I hear nothing.

Chair Raschko: Okay, we will come back to PL19-0419 in a moment, but at this time we'll move to LR20-02, Small Scale Business Zone Use Amendment. Again, before you testify, clearly state your name, spell your last name for the record, and indicate where you reside. So we'll start with Chris Barker.

Chris Barker: All right. I think I'm ready here. So hi, this is Chris Barker, b-a-r-k-e-r. My wife and I – Jen – own and operate Terramar in Edison. We'd like to thank the Commissioners and staff for the opportunity to provide comment today regarding LR20-02, a Small Scale Business Zone use amendment to include restaurants as a permitted use.

Terramar's a small community-based brewstillery creating beer, cider, spirits and wood-fired pizza from Skagit-grown and produced ingredients. We're in the former Samish meat packer/slaughterhouse site in the oxbow of the Edison Slough. While we've been working on Terramar since 2013, we had the unfortunate timing of not opening our doors until August of 2019. The challenges of starting a new business, along with the burden of trying to operate during a global pandemic has been grueling. By allowing restaurant as a permitted use, we would be able to offer dine-in table service and it would allow us the opportunity for outdoor dining. This amendment is important to us because it would give us a fighting chance to survive as a hospitality-based business operating within a pandemic. People are still very hesitant to dine indoors because of the corona virus, but having the ability to provide a safe outdoor dining option would give these folks a place to go. Skagit County has become an ag tourism destination, and by allowing access to our outdoor areas we'd be able to continue to support our community and Skagit farmers and producers we source from, and, most of all, keep our amazing staff employed.

We know there have been concerns raised about noise and parking with the proposed change. The site at which Terramar resides has always been an industrial site so noise levels would not exceed those historic levels or those prescribed by Skagit County Code. County-prescribed noise restrictions that occur between 10 p.m. and 7 a.m. would not be an issue since Terramar always closes at 9. Terramar has ample parking and does not require street parking for its patrons. Parking *is* an issue in Edison, but Terramar is not contributing to that. In fact, the opposite is true, where our parking lot has become a town resource. Edison \_\_\_\_, the Edison Farmers Market, Chicken Parade, and Oyster Run, to name a few events, and have been able to accommodate parking for them before Terramar has ever existed. We've always openly shared our plans with Terramar with community members when asked and have held community meetings to discuss concerns. We've made great efforts to be good neighbors and part of the Edison community and we're always open to answer questions to address concerns, so I strongly encourage anyone to contact me directly and I'll be happy to discuss. And finally I want to thank all the folks who've supported us through all of this. And if it was not for them we would not be here, and for that we're truly grateful. Thank you.

Chair Raschko: Thank you. Next we have Randall King.

**(dead air for about 50 seconds)**

Randall King: ...capacity. You have that many people with libation and recreation and relaxation and the accident rate will go up. We moved here in the late '90s to the suburbs of Edison and then found out that around here they call them farms. A few years ago we put in one of those bioswale raingardens and found out that around here they call them ditches. The unwritten rules of rural life, when you see somebody who's working and needs a hand you don't ask if they can use you. You just start working and it's their responsibility to then stop you. You don't leave gates open. You don't lie. You don't pollute your neighbor's well. We all like country music, but just not all the same country. We keep our noise to ourself. We respect nature and what makes this place unique. To be kind. We chose to live here because it is rural, and what makes it special are the bonds of community, the wildlife, the peace, the dark skies, the quiet. This is what Terramar will overwhelm with outdoor events. A rock concert – Gorge Amphitheater in the middle of a Rural Village of 120 people would be a moral crime. I'm very disappointed. We want our lives to stay rural, and if you can't crank up the quiet, it ain't rural. Vote no on LR20-02. Thank you.

But when Skagit County voted in a noise ordinance and the gavel fell, I was standing right in front of the Commissioners and I got a phone call from New York, a group of organizations that are fighting to make people realize that noise is pollution and you should keep it to yourself. This is an issue of dark skies and quiet that will be a very good PR campaign to keep them good to their word. They promised us to have a restaurant indoors, to have music indoors, and as soon as they got everything in a row they wanted to change it for their benefit and Edison's detriment. When the County turned a blind eye to what was going on at the Longhorn under a previous owner and he put an outdoor event on his back porch across the slough from us, they were listening to it over on Samish Island. When he put a rock concert, a music concert, on the dike, they were listening to it up at Merritt's Apple Farm. That's rudely loud. And we suspect the same thing will eventually \_\_. When you let the nose of a camel under the tent, you know what they say.

I want to thank you very much for listening and I truly hope that being a creative, forgiving community we can work this out. Because if there's one thing about Edison, it's a true functioning democracy and in a democracy one person doesn't get to decide what everybody listens to all day long. Thank you.

Chair Raschko: Thank you. Next is Jan Davis, please.

Mr. King: I think Jan is submitting a letter in writing and it will be there shortly, before the deadline of the day after tomorrow – I believe? Thank you.

Chair Raschko: Is Jan not there?

Mr. King: No, she is not.

Chair Raschko: Thank you. Ken Deering.

Ken Deering: Yes, Ken Deering, d-e-e-r-i-n-g, Edison resident. Thank you to the Planning Commission for providing this opportunity.

I reviewed over a thousand pages of Skagit County and Washington Liquor Control Board records and can substantiate by documentation my full-on commentary about Skagit County Planning and the LCB. What we all have to remember is the village of Edison is only two blocks by three blocks, about 60 homes, and about 120 residents surrounded by miles of Ag-zoned farmland. And I ask

you to please keep this in mind for the rest of my presentation. I make no apology for my passionate defense of Edison's highly desirable quality of life.

So here's what it comes down to, and I'll draw a linkage for you. And my written submission provided the five steps that are going to lead to this appalling end result unless this is voted down. Chris Barker applied in 2021 and received approval in August 2021 from the Liquor Control Board for an outdoor service area exceeding 84 – I'm talking 84,000 square feet or two acres. This is 40 times Terramar's indoor seating area. It is 30 times larger than the combined outdoor seating area for the three other Edison food and alcohol establishments. It's the equivalent of having a Walmart being dropped into Edison with the same highly desirable – *undesirable* impact on our tiny village of Edison. As I expect, this Planning Commission would never approve zoning that would allow a Walmart in Edison, so recommend no to the Skagit Commissioners on this docket.

You ask, How do I connect a restaurant accessory use of this docket to this outdoor event operation? Well, this is how it *is* connected. The LCB approval that was a given and is an – I provided it in my written submission – provided by LCB in August 2021 to Terramar is connected to this docket and that the outdoor service area of 84,000 square feet is contingent on Terramar, one, operating as a restaurant and, two, being granted outdoor activity permission from Skagit County. As I documented in my written submission, a yes vote by this committee leads to the inevitable approval by Skagit Planning Services for outdoor activities. Please read my written submission for the supporting documentation from the Liquor Control Board. Chris Barker confirmed in a January 5<sup>th</sup>, 2022 meeting with 12 Edison residents, including myself, that he will utilize his outdoor service area for customer seating *plus* – and this is the concern we have – he will have outdoor events including musical concerts. For everyone's understanding, if you have a – if you're able to offer an outdoor – sorry, an outdoor country wedding, you can \_\_\_ \$30,000.

You have a very simple and stark choice to make regarding this docket. You can agree that adding an 80,000-square foot outdoor event operation in Edison is not good policy – land use policy, and therefore vote no on this docket. You can be applauded in the *Skagit Herald* and Skagit Scoop for standing up for good land use policy that is relevant to the impacted neighborhood or simply be called out for supporting the imposition of a Walmart-scale outdoor event operation the village of Edison –

Chair Raschko: Mr. Deering, your time is up. Thank you. Bernie Alonzo.

Bernie Alonzo: Good evening, Commissioners. My name's Bernie Alonzo, a-l-o-n-z-o. I'm a resident of Edison, Washington. And I thank you for your time – the time and due diligence you've taken to consider LR20-02, the amendment of Small Scale Business Zoning to include the accessory use of restaurant.

I am concerned that there are impacts from adding restaurant use to as many as nine sites throughout Skagit County. The sites' areas, totaling over 30 acres so – Terramar, of course, occupying several of those acres. That's not to minimize the number of acres situated in farmland and other critical areas throughout the county. The analysis of any of those impacts, based on the SEPA checklist prepared by Planning staff, kicks all of the evaluation of all of the impacts downstream to the applicants of project-specific applications, which in turn puts a tremendous burden on Planning staff to, one, be able to fully see the impacts of the project and to be able to fairly and appropriately apply all of the planning and regulatory tools in place. We're frankly here largely because the Planning staff early on in the Terramar process failed to see adding a pizza kitchen as a substantial change of use when the previous uses were fully industrial and not restaurant-related at all. I think that burden is an unfair burden on staff and it's a challenge for

staff, particularly an overtaxed staff, to be able to see all of the implications downstream. There are economic implications. There are environmental implications. And this is a significant upzone to these nine sites, providing significant value to the owners over the long term without considering the impacts on the neighboring land uses. There are examples in Hamilton of taverns having been started and adding a septic system that failed and caused all sorts of downstream problems. There are other examples where it's just not possible with an overtaxed staff to be able to catch all of the problems. And I truly request that you reject the proposal to add restaurant to the accessory use of Small Scale Business and require that there be further evaluation of the impacts across all nine parcels. Thank you for your time.

Chair Raschko: Thank you. Next is Sara Nuckolls, please.

(silence)

Chair Raschko: Is Sara Nuckolls present?

(silence)

Chair Raschko: Okay, scrolling through, I do not see her name in people online. That being the case, that concludes the list of speakers who wish to address LR20-02. If there's anybody who has called in and is not on the list, you're free now to speak up and make your statement.

(silence)

Chair Raschko: Hearing nobody –

Unidentified female voice: Oh, I'm sorry. I was just unmuting.

Chair Raschko: Okay.

Blake Vanfield: My name is Blake Vanfield. I am a resident of Edison and last name is v-a-n-f-i-e-l-d. And I'd just like to make a comment as a resident in support of Terramar and their initiative to include indoor and outdoor seating.

In 2017 and 2018 I co-founded the Edison Farmers Market and our community provided a very welcome reception to that as an outdoor activity, as well as one that included live music on a weekly basis. We hosted around 400 to 800 people at the market on a weekly basis and were able to accommodate them with parking. We did not receive any complaints from the community and really did, again, just welcome the reception that we did have. So I did want to comment in regards to that, as well as Terramar has provided support for our community in many ways, not only with employment but also for our makers, our crafters, as well as our local farming community. Though I am here as a resident, I do want to highlight how much they do work within our agricultural community and appreciate that support. Thank you.

Chair Raschko: Thank you. Is there anybody else who wishes to speak to LR20-02?

(silence)

Chair Raschko: Okay, so we will then move on to – or move back, I should say, to PL19-0419. That's the Nielsen Brothers Comprehensive Plan and Zoning Map Amendment. Darcy Nielsen, are you able to speak?

Darcy Nielsen: I think I'm here now. Can you hear me and see me?

Chair Raschko: I can.

Ms. Nielsen: Okay. So sorry about that little technical glitch between my laptop and this \_\_\_\_. Anyway, so I'm glad to be here. Thank you so much for your time tonight. I'm sitting here with my brother, Robert Nielsen, who's the CEO of the company as well.

I think most of you know or have heard that Nielsen Brothers has been in the logging industry for over 30 years. Our main business office is actually up here in Bellingham, where we're calling from, but our shop facility down there just east of Sedro-Woolley, we've been down there for over 20 years. This site has proved to be ideal because it has direct access to Highway 20 and nearby access to Highway 9. It proved ideal because it's basically sort of in the middle between the major forestlands that we work in and the lumber mills where the logs are delivered.

This whole process started back in early 2019 when we were trying to – or hoping to make some improvements to the site and we were told by the County that we couldn't make any changes or do much of anything because it was a nonconforming use. So that was when we started this whole petition process and here we are almost four years later. You've seen the staff report. The Planning Department recommends approval. We appreciate their diligence and review of this proposal. As explained in the report, the property does not meet any of the criteria for agricultural resource lands and the proposed change is consistent with the Plan and the policies and the Growth Management Act regarding resource lands.

I just wanted to highlight some of our key points. As I stated, the property doesn't meet the current criteria for agricultural resource lands and, in fact, there is a very significant non-farm investment on the property. The facility is our main shop and storage yard for over 20 million dollars' worth of logging-related equipment and vehicles and fire trucks. Just about everything that's associated with our work in the forest is stored and repaired and maintained on that piece of property. It's also the deployment base for most of our employees who live in Skagit County. The property is not in a category for agricultural tax category for agricultural lands. It's in a tax category for lumber and wood products. Probably one of the most significant restoration projects in Skagit County is occurring right next door to this property. And, in fact, Nielsen Brothers actually sold property that's part of this – the Hansen Creek Restoration Project, which encompasses nearly 200 acres. I think most of you are aware this is a multimillion-dollar, non-farm investment for the restoration of critical salmon habitat in the area.

Of the 60 million board feet of timber we harvest annually, three-quarters of it is processed in Skagit County. Without this change we're not able to make the significant improvements that we want there to be able to be positive impacts for the property and the neighbors and for the County. So we urge the Planning Commission to recommend approval of this change, and we thank you for your time and we're here to answer any questions if you have any. Thank you.

Chair Raschko: Thank you, Ms. Nielsen. We have nobody else signed up to speak to this issue. Is there anybody who has logged in and is not signed up that wishes to speak to PL19-0419?

(silence)

Chair Raschko: Okay, thank you. Hearing none, we will then move on to LR20-05, which is Public Notice Amendment for Mineral Resource Extraction Area. We have Rob Burrows signed up to speak. I believe he is the proponent.

Rob Burrows: Yes. Excuse me. I'll start my video here and scroll back to the document here. Yeah, so LR5 is the – bear with me, okay – is a public notice amendment for mineral resource extraction areas. Basically the proposal is to change the notification distance when there's mineral extraction activities proposed. And so the current – I believe the current distance is a few hundred feet. I see that the County has added some options here so I wanted to speak to the options for the distance – of what that should be. Option A: Increase the notification requirement to 1000 feet, which is the same as for marijuana notice. I'm not in favor of that. Gravel pit, rock quarry, mining is not marijuana production. It's a whole much noisier animal and much more disruptive, dust-producing. It's noise and dust producing traffic. I recommended a mile or 5,280 feet. I am still very much in favor of that maximum distance. I mean, I thought one mile is reasonable, given rural communities. I mean, you know, it's possible in some areas that no one would live within a mile of a mineral extraction area, and then what? I mean, I guess we're probably densely populated enough that somebody would be within a mile that would care. And then the Option C I'm also not in favor of one-quarter mile or 1,320 feet, which I understand, quote, corresponds with the setback distance for mineral resource overlays, but just because it still may not reach residents that live nearby. You know, you could easily have residences outside of a quarter-of-a-mile \_\_\_\_\_ mineral extraction area.

That's all my comments on that one.

Chair Raschko: Okay, thank you. You'll have a chance to speak again on the next proposal that you have made. Are there other – we have no other signed-up people to speak to LR20-07. Is there anybody who has dialed in who wishes to speak to LR20-07?

Mr. Gill: Chair? This is staff. I believe that's LR20-05, the Public Notice Amendment.

Chair Raschko: I'm sorry. LR20-05. I misspoke.

(silence)

Chair Raschko: Hearing none, we will then move on to LR20-07, Accessory Dwelling Unit Code Amendment. Once again, the proponent is Rob Burrows, and being the proponent – normally we wouldn't allow people to speak beyond three minutes, but being the proponent, please, Mr. Burrows, go ahead and take your three minutes to address *this* issue.

Mr. Burrows: Okay. Thank you. This is an adjustment – a proposed adjustment – to the Skagit County Code related to the building codes and structures. And this grew out of our own experience with wanting to convert a garage shop into an ADU. And so basically the proposal is to increase the allowable ADU square footage and remove the requirement that the resident of the ADU be family. You know, the requirement that someone be family sort of removes the options of renting it out to bring in income and it frankly just seems a little bit silly when we have a housing shortage in Skagit County.

So the size recommendation, that came out of \_\_\_\_, so what we're looking for is just more flexibility. This isn't going to help us now. I advanced this just in hopes of helping some other residents in the future. We followed, you know, what we were supposed to do to fit the current code and we did our project and it's done and my wife is actually using the space as a childcare for the area, which is really important for Marblemount.

So I see that there's three options added here so I'll also speak to those. Basically I like Option C, I favor Option C – I support that – which would remove the familial relation requirement as well

as increase the new accessory dwelling unit size limitation feet from 900 feet to 1200 feet, as well as my proposal of not exceeding the primary residence on square footage. So that would allow you to – so the way that would have helped us is our building was greater than – would have been greater than half the square footage of our house, which is the current rule. And so as a result, we had to reduce that square footage, so we had to – on the first floor we had to construct a new wall, an outside insulated wall, and put a door – an outside door – in the corner of the building that leads to the stairs –

Vice Chair Candler: Point of order, Chair. Time is up.

Mr. Burrows: And so that turned out to be too expensive.

Chair Raschko: Thank you, Mr. Burrows.

Mr. Burrows: Yep.

Chair Raschko: Okay. Is there anybody else who wishes to speak to LR20-07?

(silence)

Chair Raschko: Okay, I've heard nobody so we will move on then to LR21-02, which is to Clarify the CaRD Land Divisions and the "Reserve" Function. We have nobody signed up to speak to that issue. Is there anybody who is online that wishes to do so?

(silence)

Chair Raschko: Okay, hearing none, we'll move on to LR21-04, Agricultural Processing Facilities in BR Light Industrial. We have Mr. Phil Shephard who wishes to speak. I believe he is the proponent. So if you would please go ahead, Mr. Shephard.

Phil Shephard: Hi, my name's Phil Shephard. I'm the board president of Island Grown Farmers Cooperative, and my last name is spelled s-h-e-p-h-a-r-d. I actually reside in San Juan County. Our business – the co-op is based in Skagit County and it's been based in Bow for the last 20 years. We have 75 members, farm members, in the co-op. We process livestock – cattle, hogs, sheep and goats – and we currently process about 2500 animals a year. We use a mobile slaughter unit that goes to the farm and processes – you know, slaughters the animals at the farm and brings the carcasses to a cut and wrap facility on D'Arcy Road. And we've actually just completed a new cut and wrap facility at the Port of Skagit and it is in Bayview Ridge Light Industrial. And what we'd like to do now is to propose a clarification to one of the permitted uses in Bayview Ridge Light Industrial, which is agricultural and food processing storage and transportation by adding agricultural slaughtering facilities as an accessory use incidental to agricultural and food processing storage and transportation facilities. The two clarifying complements of that is that the premises that would be dedicated to slaughtering would be entirely enclosed within the interior of the facility – and we're happy with that – and that it's less than 5000 square feet of the total processing facility, and we're totally fine with that.

It's really difficult to get livestock processed in – well, actually, as you can tell when you go to the grocery store, it's really hard to keep up with the supply, and COVID's made it even harder. So what IGFC is doing is helping local farmers get their animals processed, get them USDA-inspected so that they can capture a greater value from that, and it keeps these farms in business and it allows the locals a chance to purchase, you know, really high quality local foods. We have



this mobile slaughter truck, as I mentioned, but we – for, you know, a stable, long term business, we need to have some redundancy in that because everything depends on this truck. And so if there's bad roads like we had and freezing weather, we can't operate. So having a small slaughter facility adjacent to our current plants would be a huge help to our business and allow us to have more members and process more livestock. Again, it's very small. We are classified as a very small, cut and wrap or processing facility by USDA. You know, we're talking – we only process, you know, 10 to 20 cattle per day, so it's a very small operation.

Chair Raschko: Okay. Mr. Shephard, you're out of time.

Mr. Shephard: Okay.

Chair Raschko: Thank you very much. There is nobody signed up to speak to LR21-04. If there is anybody online who wishes to, please speak up.

(silence)

Chair Raschko: I see Phil and Angie. Do you wish to speak?

Mr. Shephard: That was me. I just –

Chair Raschko: Oh, that's you. Phil and Angie Shephard.

Mr. Shephard: Yeah!

Chair Raschko: All right. Thank you. Okay, well, hearing nobody else, then we will move on to C21-1, 2020 Comprehensive Parks & Recreation Plan. And for that, we will have John Semrau of the Parks Board. Please go ahead, John.

John Semrau: Yes, good evening. So before you is the Comprehensive Park and Recreation Plan adopted by Skagit County Parks Board and the Board of County Commissioners in January of 2020. This is a process that we go through every six years to keep ourselves eligible for most of our funding. Revision of this Comprehensive Plan began with four community meetings, starting with Anacortes in April, 2018; Mount Vernon and Marblemount in May; and Sedro-Woolley in June of 2018. An online survey was also conducted with more than 800 respondents in November of 2018. So the plan before you is the compilation of about 20 months of work by the Parks Department, Parks Board and our consultant, Ecos Design. This was a comprehensive process and we feel we put together a sound plan to guide us over the next few years.

So in our county we have 2200 acres in 34 parks. Most of these parks were already in the County system prior to the Growth Management Act. Fifteen of these parks are in zones that do not support parks as a use. The pre-existing park uses may continue but cannot be expanded. Almost any work in these parks requires review by the hearing examiner. This zoning inconsistency needs to be corrected. You've got two options before you in the staff report. Both Option A and B – but in my opinion, both can be pretty limited as presented. Option A pretty much limits us to larger regional parks and recreation open space. This leaves out the community parks, the neighborhood parks, trailheads, or river and beach access. Option B is probably preferable but will likely continue with the hearing examiner and higher permitting costs we already have today.

Public-managed parks need to be an acceptable use in some form in all the County zones. These are not just parks that we don't pay attention to. These are managed facilities with a staff well

planned out. Skagitonians love their parks. They continue to ask us to acquire trail access; each river, lake access; and provide for additional recreation opportunities. We look forward to your attention to these issues. Parks Director Brian Adams and consultant Patrik Dylan are also here this evening, if you have any questions.

Chair Raschko: Thank you, Mr. Semrau. We have nobody signed up in advance to speak to this issue. Is there anybody online who wishes to do so?

(silence)

Chair Raschko: Okay, hearing none, we move on to C21-2. That's the SEPA Determination Review Timing. We have nobody signed up for C21-2. Is there anybody who does wish to speak?

(silence)

Chair Raschko: Okay, we'll then move on to C21-3, which is the Hamilton Zoning & Comprehensive Plan Updates. Once again, we have nobody signed up. Is there anybody who wishes to speak?

(silence)

Chair Raschko: Okay, then we will move to C21-4, Reduced Front Setback to Include Class 19 Roads. Nobody again is signed up to speak. Is there anybody who wishes to do so?

(silence)

Chair Raschko: Then that will bring us finally to C21-5, Pre-Application Requirements. We have nobody signed up to speak. Does anybody wish to?

(silence)

Chair Raschko: Okay. Hearing none, I want to thank everybody for their testimony. Do any Planning Commissioners have a question of any of the speakers or staff? Commissioner Hughes?

Commissioner Hughes: I'd like clarification of the recent staff report. We had an addition in there on page – the new page 25, Option B. Was that just inserted? Could you catch me up on what that's all about, Peter or staff?

Mr. Gill: Yes, I think I can. Let me catch up to you, though. You said page 25?

Commissioner Hughes: Yeah, the new staff report. It's the only new thing that I noticed. That's the other thing I wanted to check. Were there other new things? But on page 25, there's an Option B and it's boldly put "SCC 14.04, Public Uses, Government or Quasi-Government-Owned and Operated Facilities." It has to – I don't know. I don't really know how it fits.

Mr. Gill: So yes. This was in the staff report that was distributed for the December 14<sup>th</sup> meeting as well, but we did not have the actual code amendment at that time. And so that was an addition to the most recent staff report that was distributed, along with the units on the mineral extraction noticing that the Planning Commission requested that we fix. That was the other thing, as well as we improved and filled out some of the findings in the staff report regarding dates and how to comment and things like that.