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LR20-02 Small Scale Business Zone Use Modification

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From: Hike Solo <hikeforhire@gmail.com>
Sent: Wednesday, May 5, 2021 4:45 PM
To: PDS comments
Subject: Re: Skagit County's 2021 Docket of Proposed Policy, Code, and Map Amendments

Categories: Comment

I am intending to submit the above email to the Small Scale Business Zone Use Modification. LR20-02 Terramar requested to change SSB zoning to permit operating as a restaurant.

On Wed, May 5, 2021 at 4:27 PM Hike Solo <hikeforhire@gmail.com> wrote:

Dear To Whom

The Main issue and its' effect on our lives that I remember from the last nightmare. A Samish Island entrepreneur because of covenants and restriction preventing such activities in his own community thought Edison could be rolled over.

His "ROCK MUSIC ON THE DIKE" could be heard at the old Merritts Apple Farm. When it was 'MECHANICAL BULL NIGHT' it could be heard on Samish Island itself. All while marketing his establishment as a 'Rural Country Bar Experience'. He kept the real rural country community awake all night making it real hard to rise at dawn and farm. A case was made that this was contrary to the county's requirement "you shall NOT interfere with the "Right to farm";

Randolph King

5544 Smith Rd. Bow WA 98232

3603332900

From: Bernie Alonzo <bernie.alonzo@gmail.com>
Sent: Wednesday, May 5, 2021 4:29 PM
To: PDS comments
Subject: Skagit County's 2021 Docket of Proposed Policy, Code, and Map Amendments

Categories: Comment

Board of Commissioners Subject: Proposed Zoning Definition Change

Dear Wesen, Janicki, and Brown,

My name is Bernie Alonzo. I am a resident of Skagit County, residing in Edison, Washington.

I am writing concerning docket item, LR20-02 - Small Scale Business Zone Use Modification. The applicant has requested the modification of zoning code section 14.16.140 Small Scale Business to include the permitted use of "restaurant" in the zoning definition.

I object to this change in the zoning law. Changes to established zoning definitions should occur only when it is clear that the zoning definition is deficient and there is no other recourse. This change would affect all communities in Skagit County where SSB is an existing zoning designation. It is a shotgun approach to planning when precision is needed.

As the applicant points out in bullet 2 of the Amendment Suggestion form, there are several existing zoning definitions that include restaurant as a permitted use. SCC 14.16.100 Rural Village Commercial section (2)(r) provides "Small retail and service businesses, including restaurants."

If the applicant would like "restaurant" as a permitted use, the applicant should apply for a rezone of the parcel to an existing zoning designation that allows for restaurants. There is no demonstrated need to change the definition of allowed uses within SSB.

Further, in bullet 7, the applicant references building permit number, BP18-0951, for project site 5712 Gilkey Ave, Bow, Wa 98232, aka Terramar Brewstillery. In reading the application and the county's findings, it is clear that the project represented a substantial change of use - from a lumber mill to a brewery and distillery with associated restaurant functions. At the time of the permit application, this should have triggered a land use review to make a determination regarding the change of use, a SEPA Checklist evaluation, and review under the Shoreline Master Program and Critical Areas Ordinance. These critical steps were bypassed and would have explicitly required evaluation and consideration of impacts to the environment and the surrounding rural village of having a restaurant in this location.

This application to change the zoning definition is a clever attempt to avoid the evaluation of impacts that should have been completed prior to developing the restaurant components of the project. As it stands there is a defacto restaurant operating outside the limits of the permit conditions and the existing zoning. Zoning definition changes should never be used to avoid the fulsome evaluation of a project's impacts on a community.

Thank you for your careful consideration of the potential impacts of the proposed change to SCC 14.16.140 Small Scale Business. Please deny the request to pursue this change.

Best regards,
Bernie

Bernie Alonzo ASLA, PLA, LEED APBD+C
M 206 369 9339

From: Linda Robbins <larjardakota@gmail.com>
Sent: Wednesday, May 5, 2021 4:24 PM
To: PDS comments
Cc: commisioners@co.skagit.wa.us
Subject: Docket of proposed Policy, Code, and Map Ammendments

Categories: Comment

After finding out yesterday about the petition from Terramar Brewstillery requesting change in zoning for outdoor seating and events, I have a few questions. As a long time resident of Edison, living here since 1987 my husband and I have always and will continue to support all of the food establishments in our community and appreciate them being here, including Terramar. We have dined inside Terramar, received take-out and been the grateful beneficiaries of their food delivery during this past year. However, I have concerns about their approval for events and live outdoor music, partly because we haven't heard enough about how large these events will be which could cause additional traffic, parking, and law enforcement problems. Are all of the restaurants/bars in Edison allowed to have outside music and if they aren't, why would it be all right for Terramar to have this? With a large event in our close together community, some residents would not appreciate the outside music in evenings. Also, if masks are required for large groups, who enforces that. Hope that these questions may be answered before this change is approved and that there can be more information for all of us.

Respectfully,
Linda Robbins
John Robbins
Sent from my iPad

From: Hike Solo <hikeforhire@gmail.com>
Sent: Wednesday, May 5, 2021 4:05 PM
To: Commissioners
Subject: Skagit County's 2021 Docket of Proposed Policy, Code and Map Amendments

Categories: Comment

Dear Commissioners.

I would Like to object to the Small Scale Business Zone Use Modification

On Monday, May 3 I found out that the owners of Terramar are seeking community support to overturn their permit restriction regarding outdoor activity. They are saying they want public enjoyment of their backyard. Unsurprisingly the community they are asking for support mainly lives on Samish Island. Edison with its water megaphone and flat terrain has a proven record of a contentious relationship with outdoor activity and is the primary reason Edisonites sat down with Betsy Stevenson and discussed this very issue prior to Terramar's permit approval. It was a year or so after the Longhorn changed owners and became a good neighbor that I realized what an impact the incessant noise had had on my mental health.

Sincerely

Jan Davis

5544 Smith Rd, Bow, WA 98232

From: Sara Nuckolls <saranuckolls@gmail.com>
Sent: Wednesday, May 5, 2021 3:46 PM
To: Anna Ferdinand; Anne Chase-stapleton; Bette Robbins; Christine Wardenburg-Skinner; Christy Erickson; Ken Deering; Linda Robbins; Ron Wesen; Tracy Ouellette; Trisha Radich; PDS comments
Subject: Vote NO - Small Scale Business Zone Use Modificati
Categories: Comment

Regarding the 2021 Docket for Policy and County Code changes:

I strongly urge Skagit County Commissioners, Janicki, Wesen and Browning, as well as the Skagit County Planning Commission to vote NO on adoptIon to the docket a request for changing county code to include “restaurant” as an allowed use for any Small Business.

The case that prompted a request for this county wide code change is an effort by owners of TerraMar to circumnavigate the necessary due diligence to become compliant with their current building permit. A request to change the use code across the entire county, shifts the scope of discussion from specifically TerraMar in Edison with its a location-unique restrictions, to be just one of a very broad set of possible use cases county wide. TerraMar Brewstillery located in Edison, is adjacent to a sensitive shoreline, is within 100 feet of an established county drainage dike, is in very close proximity to Edison residences, and already is over capacity for the parking allowance required. By requesting the change to code for all of the county, the unique particulars of use impact to Edison residents, shoreline and infrastructure could be subsumed by the larger question of adding “restaurant” as an automatic use for all small businesses in Skagit.

The current building permit for Terra Mar (opened in 2020), clearly states it may not be used for events, as an outdoor music venue or for any outdoor use. During Covid, outdoor seating was implemented and residents were patient knowing TerraMar was out of compliance with their permit but needed to serve customers outside. Now that customers have begun regularly using the outdoor space, TerraMar is petitioning them to support an expanded outdoor presence to include Live Music, Movies, and events - all of which are explicitly in violation of the permit granted by the county in consultation with Edison residents prior to Terra Mar opening. Terra Mar is located in a set of buildings that were formerly used as a saw mill for decades. It was known from the start of construction and agreed to that no outdoor events- especially live music- would be allowed. In fact, the original business plan shared with the county stated that food would only be served in a “tasting menu” capacity in order to feature beer and distilled spirits made on site. That said, after opening, the menu grew and now TerraMar is operating a full fledged restaurant- even as the code does not allow. As they are out of compliance, they are seeking a broad code change instead of addressing- and operating within- the constraints set out by the county and Edison residents prior to obtaining their permit, the most critical of which is the restriction on outdoor events and outdoor live music. A decade ago, it took a lawsuit to stop outdoor Live Music at the Longhorn Saloon just down the street from Terra Mar.

So there is precedence for this restriction- especially as Terra Mar has a much larger outdoor space and the impact will be exponentially larger on our small village. Edison has no police force to monitor what could be hundreds of folks at outdoor music events drinking both TerraMar beer and hard liquor not to mention the parking and noise!

Please vote NO to any expansion of this discussion and please encourage TerraMar to become compliant with their agreed to use constraints as set forth in their building permit.

Respectfully,
Sara Nuckolls

5852 Farm to Market Rd.

Bow, Wa. 98232

360 201 3021

From: Ken Deering <ken@kdeering.com>
Sent: Wednesday, May 5, 2021 3:16 PM
To: Commissioners
Subject: Skagit County's 2021 Docket of Proposed Policy, Code, and Map Amendments

Categories: Comment

Dear Commissioners:

Re: **"Small Scale Business Zone Use Modification"**

As a neighbor, I have been 100% behind Terramar being able to have outdoor seating as a temporary solution to pandemic induced restrictions on their indoor seating capacity. However, the recent letter to Samish island residents and the [change.org](https://www.change.org) petition started by Terramar is of concern to me in its referencing the addition of movies, music, and other outdoor events. I have to go on record as being opposed to amending/or changing zoning to allow for this level of activity, one as an Edison community member, but also as to the precedent it would set county wide.

As a Skagit County, and specifically Edison, resident I was drawn to living here for many of the reasons others are. Its incredible beauty and commitment to protecting these spaces. We are all trying to respect our neighbors and the land and the impact and stress of each additional visitor. This isn't just an Edison problem. It is a county wide problem. The loosening of limitations of properties shouldn't be taken lightly as they apply to not just the one project you like, but all across the county.

I'm a customer of Terramar and glad that Terramar is located in Edison but this change of zoning goes to the property - not an individual. It is the County's responsibility to look at the broad and long term implications of changing SSB zoning per the request. Edison is a small community and the allowing/encouragement of regular large gatherings and events such as concerts or movie nights would be burden on an already fragile place.

Objections:

1. The applicant failed to include necessary information on the application such that the application needs to be deemed ineligible for acceptance by the County. Specifically the applicant failed to provide any information in section 11 "Describe the anticipated impacts to be caused by the change ..." on how this change would impact Edison residents by having Terramar BrewStillery operate as a restaurant.
2. There is no definition of "restaurant" under SCC 14.04. The applicant is seeking to have his property, Terramar Brewstillery, zoning changed to include operation as a restaurant when the County has no formal definition for what is a restaurant.
3. As the Applicant noted in section 2 of the application form there already exists several zoning types that include the use as a restaurant. Therefore there is no compelling need for the County to review SSB zoning. The applicant can apply for rezoning of his property for one of the existing zoning types that permits use as a restaurant.
4. It appears the applicant is attempting to shift the cost of getting their property rezoned onto Skagit County rather than follow the well-established path of applying for rezoning and paying SKC Planning Services the rezoning application cost. The County's limited resources are better allocated to other activities. The applicant needs to apply for rezoning for the property if they want to change the use.
5. Under the original building permit application BP19-0928, food was to be ancillary to the core business focus Terramar of operating a brewery and a distillery. Changing to operating as a restaurant needs to trigger a land use review which this application would not trigger as it would be a county wide review of SSB zoning.

6. The applicant is submitting a petition in support of the application by using people outside of Edison. The applicant focused on soliciting support on Samish Island where the owners live. In talking with over a dozen Edison residents we could not find any attempt was made by applicant to discuss this proposal with Edison residents who would be impacted by this change. Instead they sought out people to sign the petition who would not be impacted by the proposed change.
7. The Terramar Brewstillery owners agreed under the provisions of their building permit BP19-0928 to a stipulation from SKC Planning that “No public outdoor activity is authorized as part of this variance.” The owners have begun a campaign that would seek to permit outdoor activities including “makers markets, music, fundraisers, and movies” per their petition solicitation that was sent to Samish Island residents. At the time of the 2019 variance request SKC Planning staff assured a number of Edison residents that the issues from the Longhorn Tavern starting in 2004 and going on for years related to having outdoor events noise was the bone of contention with Edison residents. The energy expended by the County in noise analysis, meetings with the Longhorn owners and disgruntled Community members took a lot of energy by staff and elected officials. Edison residents were assured that County government did not want to revisit those troubles and that a prohibition on outdoor activities would be requirement of the operating terms of the building permit.

Thank you for your consideration of my comments.

Ken Deering
14129 Doser Street
Edison WA

From: Thomas Skinner <skinner@fidalgo.net>
Sent: Wednesday, May 5, 2021 1:37 PM
To: PDS comments
Subject: SSB Zone use modification

Categories: Comment

I oppose the request to change the comprehensive plan. As the petitioner pointed out. current codes cover such uses. At best further public input by the residents of Edison should be included, and a delay of the process for such input be instituted.

Respectfully, Tm Skinner

From: Bette Robbins <beboprobbins@gmail.com>
Sent: Wednesday, May 5, 2021 1:28 PM
To: PDS comments; Commissioners
Subject: Skagit County's 2021 Docket of Proposed Policy, Code and Map Amendments

Categories: Comment

Good day to you and hope this finds you all safe and healthy:

I am writing this regarding a proposal by Chris Barker, Terramar LLC. I am a long time resident of Edison, WA, having moved here in 1984 from LaConner. This rural village has grown and changed significantly since then, with the addition of wonderful eating establishments, unique shops and art galleries. Those changes have also brought many concerns, i.e., increased traffic, parking problems, septic system overload and occasional intoxicated drivers, which threatens the safety of our citizens. Many of these issues have been discussed at our town meetings sponsored by the Edison Women's Club.

In just the past 2 days, I was informed that the local brewery/distillery has applied for a change in their SSB status to become a restaurant. The subtle distinction in this change is unclear to me, but I have enjoyed beverages and limited serve yourself menu during the time since their opening. I appreciate all the positive contributions that Jen and Chris have done for our community, especially cleaning up the debris and upgrading the septic system on their 4 lot parcel. They have been generous to the community, supporting the EWC bingo with prizes and other charitable contributions.

I do have concerns, however, about the potential changes in the proposed use of their property which were mentioned in their petition and letter to Samish friends. Those suggestions included outdoor events, such as music venues, movies and other nondescript activities which might impact the peaceful community, with increased loud noise, night lighting, and excessive persons drawn to our rural village. Outdoor dining seems very appropriate, especially in this time of Covid and trying to keep local persons employed. I support that, but question if their original approved septic field will accommodate increased crowds. My property is just south, down the slough, and I would hate to think that any overflow from the drainfield might contaminate the water upon which I and others Kayak.

I was slightly offended that the citizens of Edison were not the first to be asked about these proposed changes, since we would be the most impacted. I again want to note, I appreciate what Chris and Jen have added to our community, but have reservations to the proposed intent. Also, since this property could later be purchased by other owners in the future who have different thoughts on how to use the property, what does this mean for the future development?

Thank you for your consideration of these thoughts as you look at the proposed changes.

Sincerely,

Bette Robbins
14059 McTaggart Ave.
Edison, WA 98232

From: James Robbins <edisonboyjr@gmail.com>
Sent: Wednesday, May 5, 2021 12:17 PM
To: PDS comments
Subject: Skagit County's 2021 Docket of Proposed Policy, Code, and Map Amendments

Categories: Comment

Skagit County Commissioners and To Whom It May Concern,

Concern;

As a resident of Edison, I am concerned for all small businesses due to Covid. Concern for neighbors and friends Chris and Jen Barker in their daily fight to keep their business making a profit. I have concerns for the impact of rezoning in this case.

The request for being able to have outdoor seating and holding events will have a negative effect on the small community of Edison. Allowing Terramar to have outdoor movies and music events will not only impact the existing problem of parking in town, but also impact a community septic system by increasing the use by patrons going to other establishments.

For the good of our small town, I ask that the request to alter the zoning be denied at this time.

I remain Concerned,

James Robbins
14059 McTaggart Ave
Edison, WA 98232

From: Debra Ensey <debnz@msn.com>
Sent: Tuesday, May 4, 2021 9:34 PM
To: PDS comments
Subject: Fwd: Docket LR20-02

Categories: Comment

Sent from my iPad

Begin forwarded message:

From: Debra Ensey <debnz@msn.com>
Date: May 4, 2021 at 8:48:43 AM PDT
To: pdscomments@co.skagit.wa.us
Subject: Docket LR20-02

Terramar is an example of what love for a place, respect for its history and a lot of hard work can bring to others.

The property was in sad condition before the Barkers took on the task of restoring it. It had seen many uses over the years, many that were toxic to the land and waterway.

The Barkers removed 60% of impermeable surface. They replaced invasive species with native plants. They reused every possible piece of material to restore the buildings and stay within the footprint of the previous structures.

Terramar is now a wonderful gathering place for the community and visitors, bringing new awareness to the beauty of our area. The views of Blanchard mountain and surrounding natural landscape which can only be seen when outdoors are awe inspiring!

Who knew we had an Oxbow right at our doorstep? Aren't we all more likely to protect and conserve these special places if we can see and experience them for ourselves?

Please allow us all to share in the wonder of this most special part of Skagit. Please allow outdoor seating at Terramar. Thank you!

Sincerely,
Debra Ensey

9191 Samish Island Road
Bow, WA. 98232

Sent from my iPad

From: Christy Erickson <christy@hedgerowedison.com>
Sent: Tuesday, May 4, 2021 10:09 AM
To: PDS comments
Subject: Skagit County's 2021 Docket of Proposed Policy, Code, and Map Amendments"

Categories: Comment

hello

i recently received a petition that was circulating about a change of zoning at terramar brewery in edison washington . i totally appreciate the hardships of covid shut downs and working to maintain employees and a business. as a neighbor, i have been 100% behind terramar being able to have outdoor seating as a temporary solution to pandemic induced restriction. however, the recent letter to samish island residence and the [change.org](https://www.change.org) petition started by terramar is of concern to me in its referencing the addition of movies, music, and other outdoor events. **the question i have for the county is how would the change in zoning be related to the ability to host outdoor music and movie venue that is referenced in the petition of support?** i have to go on record as being opposed to amending/or changing zoning to allow for this level of activity, one as an edison community member, but also as to the precedent it would set county wide.

as a skagit county, and specifically edison, resident i know i was drawn to living here for many of the reasons others are. incredible beauty and commitment to protecting these spaces. i am grateful to be part of the retail community of edison and benefit from the people who travel to experience what is so special here. we are all juggling the pressures of making a living where we live and still trying to respect our neighbors and the land and the impact and stress of each additional visitor. this isn't just an edison problem, it is a county wide problem. the loosening of limitations of properties shouldn't be taken lightly as they apply to not just the one project you like , but all across the county.

i like chris and jen barker and i like terramar, but this change of zoning goes to the property - not an individual. it is the county's responsibility to look at the broad and longterm implications of changing this zoning. edison is a small community and the allowing/encouragement of regular large gatherings and events such as concerts or movie nights would be burden on an already fragile place.

thank you for your time and consideration

-christy erickson
5548 smith road
edison, washington 98232

From: Charlene Day <charday99@gmail.com>
Sent: Monday, May 3, 2021 5:22 PM
To: PDS comments
Subject: Re: LR20-02

Categories: Comment

This is in regards to Terramar, owned by Chris & Jen Barker, my neighbors here on Samish Island. We've known Chris since he grew his artisan brewing business in his basement here and studied at Skagit Valley College during the first brewery course. He believes in sourcing local ingredients for all of his creations, who would imagine that within a few minutes drive from home one can enjoy artisan quality beverages and meals, it is truly remarkable.

They've worked very hard over the years to comply with all requirements to date and are very aware of the need for native vegetation to enhance shorelines.

We're so thrilled that Skagit Co has a place to sit outside and enjoy agritourism, home made beverages and food while enjoying the rural beauty that surrounds us.

As diplomats abroad we lived a decade in Europe where many opportunities such as this exist, but since we've been home it is evident that businesses in Washington State do not highlight the natural beauty of the area in collaboration with agribusinesses.

The proprietors of Terramar (translated means earth and sea) have treated our community and local business with respect and caring as they pursued their dreams. This is a brilliant vision and I strongly urge the County to support another way to have forward thinking about agritourism. It is surely a win-win situation for all concerned.

With best regards,
Charlene Day & Chuck Howell

From: Ellen Bynum <skye@cnw.com>
Sent: Wednesday, April 28, 2021 9:21 AM
To: PDS comments; Peter Gill
Cc: Commissioners; Tim Raschko; Randy Good; Lori Scott; Andrea Xaver; FOSC Office
Subject: Fwd: Comments Skagit County's 2021 Docket of Proposed Policy, Code and Map Amendments CORRECTED AND REVISED

Follow Up Flag: Follow up
Flag Status: Completed
Categories: Comment

Dear Peter:

We submit below a corrected and slightly revised letter of comments.

Thanks for your time and help.

Ellen

Begin forwarded message:

From: Ellen Bynum <skye@cnw.com>
Date: April 27, 2021 4:17:00 PM PDT
To: Skagit Planning & Development Services - Comments
<pdscomments@co.skagit.wa.us>
Cc: "Katie L. Williams - Commissioners" <kwilliams@co.skagit.wa.us>, T
Raschko - SCPC <timr@co.skagit.wa.us>, Randy Good
<rlgood30@frontier.com>, Lori Scott <srsracing@frontier.com>, Andrea Xaver
<dancer@fidalgo.net>, FOSC Office <friends@fidalgo.net>
**Subject: Comments Skagit County's 2021 Docket of Proposed Policy,
Code and Map Amendments**

April 25, 2021

From: Friends of Skagit County

PO Box 2632

Mount Vernon, WA 98273-2632

To: Peter Gill

Skagit County Planning & Development Services

1800 Continental Place

Mount Vernon, WA 98273

RE: Comments on proposed amendments to the 2021 Comprehensive Plan update.

Dear Peter:

Attached are comments submitted by Friends of Skagit County on the 2021 proposed amendments to the Skagit County Comprehensive Plan. In this letter we provide comments independent of the staff recommendations and we appreciate reviewing the staff reasoning for their recommendations to the Board of County Commissioners.

Since there is no open public hearing scheduled on the 2021 CP updates docketing, we assume this is the opportunity to submit comments concerning all of the proposed amendments. In the interest of time, please read the comments on LR20-05 Fully Contained Communities into the record first, then LR21-03, LR21-02 and the other submitted comments as time permits.

PL19-0396 Buchanan Acres Map Amendment and Rezone

Exclude. LAMIRD boundaries cannot be expanded beyond 1990 boundaries and even if that were possible, Lot 9 is the conservation and reserve portion of the CaRD and cannot be rezoned or separated from the other lots as an integral component of the CaRD.

PL19-0419 Nielsen Brothers Map Amendment and Rezone

Exclude. GMA explicitly requires the identification and protection of natural resource lands including Ag-NRL. Non-conforming uses do not change the requirement to protect the Ag-NRL zoning.

LR20-02 Small Scale Business Zone Use Modification

Include.

LR20-05 Fully Contained Community.

Exclude.

FCCs are considered urban growth areas per RCW.36.70A.350 (2). GMA requires counties to allocate 20-year population projections between cities/towns, their Urban Growth Areas (UGAs) and to the rural County lands each year. Cities and towns accommodate increased populations by allowing additional development inside city/town limits and in UGAs. Until the cities, towns and UGAs are unable to take additional development, there is no need to consider FCCs in Skagit County.

GMA prohibits plans that allow urban development outside of cities, towns and UGAs.

UGAs cannot exceed the area needed to accommodate the growth management planning projections, plus a reasonable land market supply factor, or market factor. If UGAs must be properly sized and cannot be “over-sized”, the County has no need to change the Comprehensive Plan, countywide planning policies or development codes to permit FCCs.

RCW 36.70A.350 outlines the process for establishing FCCs. The requirements under this section do not appear to allow a piecemeal process. The RCW does not appear to allow for the adoption of changes to the Comprehensive Plan without following the process for population allocation. Assigning an arbitrary population figure does not follow the process for population allocation under the RCW for FCCs.

RCW.36.70A.350 (2) states “...Final approval of an application for a new fully contained community shall be considered an adopted amendment to the comprehensive plan prepared pursuant to RCW36.70A.070 designating the new fully contained community as an urban growth area.”

The RCW does allow reserving a portion of the 20-year population projection to establish FCC; however, **the portion reserved for the FCC is removed from the UGA allocation.** (emphasis added).

The staff report stated that “ Because it is master planned, an FCC does not have the constraints of the existing major UGAs for accommodating, larger, high density developments as infill projects.” Nothing in the GMA RCWs says this is the case. Environmental regulations for critical areas and development regulations for UGAs would apply to FCCs because they are considered UGAs.

The GMA’s only reference to “master planned” is for master planned resorts where residential development must be related to the on-site recreational nature of the resort.

Like any urban growth area, FCCs would be eligible to be annexed into cities/towns.

FCCs are not just residential developments. RCW 35.70A.350 lists criteria for FCCs and includes at (1) (d) “... A mix of uses is provided to offer jobs, housing and services to the residents of the new community;...”.

The GMA, Skagit County Comprehensive Plan, policies (CPP) and codes discourage residential development in resource lands. CPP 8.9 further states that the “principal and preferred land uses will be long term commercial resource management” on natural resource lands.

Under GMA, cities, towns and their UGAs are identified as areas for development. RCW 36.70A.110 Comprehensive plans – Urban growth areas – “.... (3) Urban growth should be located first in areas already characterized by urban growth that have adequate existing public facility and service capacities to serve such development, second in areas already characterized by urban growth that will be served adequately by a combination of both existing public facilities and services and any additional needed public facilities and services that are provided by either public or private sources, and third in the remaining portions of the urban growth areas. Urban growth may also be located in designated new fully contained communities as defined by RCW 36.70A.350.”

The population projection is the key starting point for determining the amount of land that is needed and appropriate for future growth, not vice versa.....A County’s UGA designation cannot exceed the amount of land necessary to accommodate the urban growth projected by OFM, plus a reasonable land market supply factor. RCW36.70A.110; RCW 36.70A.115 *Thurston County v. Western Washington Growth Management Hearings Board*, 164 En.2d 329, 350 (2008).

RCW 36.76A.350 New fully contained communities lists criteria for reviewing proposals to authorize new FCCs located outside of the initially designated urban growth areas.

At “...(1) (c) **Buffers are provided between the new fully contained communities and adjacent urban development;...**”. This requirement shows that FCCs must be adjacent to existing urban development, not located away from UGAs in a county’s rural area or on resource lands. **(Emphasis added)**.

(2) New fully contained communities may be approved outside established urban growth areas only if a county reserves a portion of the twenty-year population projection and offsets the urban growth area accordingly for allocation to new fully contained communities that meet the requirements of this chapter. Any county electing to establish a new community reserve shall do so no more often than once every five years as a part of the designation or review of urban growth areas required by this chapter. The new community reserve shall be allocated on a project by project basis, only after specific project approval procedures have been adopted pursuant to this chapter as a development regulation. When a new community reserve is established, urban growth areas designated pursuant to this chapter shall accommodate the unreserved portion of the twenty-year population projection....” **(emphasis added)**.

As long as Skagit County, its cities and UGAs can accommodate the annual state population projections there is no need to create an FCC or another stand alone Urban Growth Area. Skagit County should not change the Comprehensive Plan, Development Regulations and CPPs to allow FCCs.

LR20-05 Public Notice Ammendment for MRO extraction areas.

Include.

LR20-06 Outbuildings in Rural Zones.

Exclude.

LR20-07 Accessory Dwelling Unit Code Amendment.

Exclude.

LR20-08 MRO review.

Exclude. We request a full review be done at the next multi-year Comprehensive Plan update.

LR21-01 Delvan Hil Road Weide Quarry C-20 MRO reconsideration and moratorium.

Exclude.

LR 21-02 Clarify CaRD Land division and reserve function.

Include.

Additional background information:

Friends of Skagit County v. Skagit County No. 98-2-0016 Petition for Review, WWGMHB, 1998.

B. Requirements of The Comprehensive Plan

“ In Skagit County the Countywide Planning Policies (CPPs) are also Comprehensive Plan policies. CP, Part IV, Appendix K incorporated by CP at 1. The CPPs state that rural development should “have limited impact” on resource lands. CPP 2.3, 1997. Residential development “shall be made in a manner consistent with protecting natural resource lands.” CPP 4.6.....The CPPs require residential uses to be subservient to natural resource land uses..... Residential development shall be strongly discouraged within designated forest lands.” CPP 5.9 (emphasis added in the original).Principal and preferred land uses will be long term commercial resource management in designated NRLs. CPP 5.11. The CPPs state “natural resource lands shall be protected by restricting conversion.” CPP 8.1.

.....Even the CaRD subsection of the Comprehensive Plan recognizes the importance of protecting natural resource lands. Objective 5 in the CaRD subsection of the CP at 4-37 seeks to “create development patterns that provide...natural resource land and critical area conservation and protection.” The intent of a CaRD land division is to “buffer areas to reduce land use conflicts and minimize the loss of designated natural resource lands.” CP Policy 1.2.2 at CP4-37. Open space in natural resource lands must be either “set-aside as a conservation easement in perpetuity” or set-aside as a condition/covenant/restriction (CCR) “which removes the development right on such lands” until the land is no longer designated as natural resource lands. CP Policy 1.8.1 and 1.8.2 at 4-40.”

This appeal of the short CaRD subdivision ordinance states that the CaRD Ordinance is an implementing regulation. RCW 36.70A.040(3) and must assure that building lot clustering and alignment does not complicate access, normal field operations or harvesting on natural resource lands.

In addition the appeal cited CPP 7.4 which “requires implementing codes to “provide clear regulations to reduce the possibility of multiple interpretations by staff and applicants.”. The appeal challenged whether the building lot placement was required to minimize potential impacts on “adjacent properties” within natural resource lands. It was unclear whether the remainder portion of the subdivided property was protected from potential impacts.

It is unclear whether the current CaRD land division policies uphold and comply with the original intent to identify and protect natural resource lands and restrict inappropriate development in rural lands. We are especially concerned that the remainder portion of the set-aside as a land reserve can be re-designated through a comprehensive plan amendment.

We urge staff, County Commissioners and Planning Commission members to review the existing policies and codes with the original documents and WWGMHB decisions and propose changes needed to uphold the GMA.

LR21-03 Prohibit **additional** mitigation banks and use of Skagit mitigation banks by other counties.

Include with suggested modifications.

We withdraw the request for moratorium on future wetland banks. We modify the request to be only a revision to code to specify wetland mitigation bank credits be used for development applications within Skagit County. The concern stems from the proposed Bellingham Urban Mitigation Bank’s map of its service area to include parts of northern Skagit County. While the operations and oversight of wmb is by the U.S. Army Corps of Engineers and the WA State

Dept. of Ecology, the area for the location as well as the use of credits should be decided by local municipal governments since they control the planning and permitting process that may make mitigation necessary

LR 21-04 Ag processing facilities in BR-Light Industrial.

Include.

Friends supports efforts to locate additional food production and distribution in the BR-LI zone, keeping Ag-NRL prime soils in production which prevents conversion of farmland to other uses.

LR21-05 Expand pre-existing natural resource-based uses in Ag-NRL.

Exclude.

C21-1 2020 Comprehensive Parks and Rec Plan

Include with corrections attached at the end of this document.

C21-2 SEPA Determination Reviewing Timing

Include.

C21-3 Hamilton Zoning & Comprehensive Plan updates

Include.

C21-4 Front setback to include Class 19 roads.

Include.

C21-5 Pre-Application Requirement

Include.

C21-1 2020 Comprehensive Parks and Rec Plan

Suggested Corrections.

1. The Skagit County Parks and Recreation Plan has used data and information from the Skagit County UGA (Urban Growth Areas) Open Space Concept Plan completed as part of a settlement agreement when Friends challenged whether the County had complied with a section of the GMA that required the county to identify open space in and between UGAs. The plan was not intended to address all open space in the county, nor was it intended to be used without any update process to guide the cities and county's subsequent decisions on open space within and between UGAs.

The legal definition of UGAs includes the areas within cities or towns limits and the nearby unincorporated areas of the county that have been identified for future growth in the city and county planning process.

We urge SCPR to add the complete and correct name of the study (as above) as well as to add language to more accurately reflect that it was a concept plan for meeting the requirements of GMA and may be used for future planning of open space within and between UGAs.

2. Any update of the SCPR plan should reflect accurate and current data. Table 3-1 Summary of Park and Recreation areas in Skagit County lists as the source of the data the “SC UGA Open Space Plan, B-47”. The original text lists SCPR acres owned as 1,710, not 2,235 shown in the SCPR document. Further the data in the SC UGA Open Space Plan is more than 12 years old. SCPR should update their plans with current data and cite the sources of the data.

3. The SCPR plan states at page10-12: “...The Skagit County Planning Department has full review of potential open space areas. The UGA Open Space Concept Plan was forwarded to the Planning Commission and approved by the Board of County Commissioners in 2009. The plan should act as an extension of this parks and recreation plan...”. The SC UGA Open Space Concept Plan is not and should not be considered an extension of the SCPR plan. The SCPR can use the plan as a conceptual guide to complete additional planning or as a reference for information included in the SCPR Comprehensive Plan.

4. The SCPR CP uses the words “open space” generically. The definition of Open Space in the Skagit County 2016 Comprehensive Plan should be used for consistency in this plan:

“ **Open space:** any land area, the preservation of which in its present use would conserve and enhance natural or scenic resource; or protect streams or water supplies; or promote conservation of soils, wetlands, beaches or tidal marshes; or enhance the value to the public of abutting or neighboring parks, forests, wildlife preserves, nature reservations, sanctuaries or other open space; or enhance recreational opportunities; or preserve historic sites. Public open space is publicly owned land that has been or will be set aside for open space and recreational use. Private open space is privately owned land that has been or will be set aside by operation of the Critical Areas Ordinance, by voluntary conservation, or by land reserve easements. Current use open space taxation program includes properties utilized for agriculture, timber , and open space uses provided in Chapter 84.24 RCW.”

SCPR should use the same definitions in the SC Comprehensive Plan for consistency and to clarify the inevitable confusion created by using more than one definition.

Thank you for your time and assistance. Should you have questions or need additional information please contact us.

Yours sincerely,

Ms. Ellen Bynum

Executive Director

cc: Friends of Skagit County Board; FOSC Office; Skagit County Board of County Commissioners; Skagit County Planning Commission.

From: Anne Chase-stapleton <achasestapleton@wavecable.com>
Sent: Wednesday, May 5, 2021 3:56 PM
To: PDS comments
Subject: Terra Mar

I too am concerned about the impact this will have on the small crowded town of Edison.

From: rjohndegloria@gmail.com
Sent: Wednesday, May 5, 2021 3:38 PM
To: PDS comments
Subject: Edison resident

Hello

Last minute note here, just hearing about a possible zoning change that would effect changes at Terra Mar and subsequently, the town of Edison. For the record, I am against the proposed changes.

I have lived in Edison proper for 19 years and had my business here for 17 years. I currently live at 6030 Farm to Market Road, directly at the 'entering Edison' sign.

I believe in my neighbors right to do business but I'm concerned about the higher number of people coming into town for grand events, not to mention the noise. I like my quiet town.

I like the current owners of Terra Mar but am concerned about future owners respect for my quiet community.

Thank you for considering my concerns,
R. John DeGloria

Sent from my iPhone

From: John Sternlicht <John@skagit.org>
Sent: Monday, May 3, 2021 4:12 PM
To: PDS comments
Cc: Peter Gill
Subject: comments attached RE: LR20-02 Small Scale Business Zone Use Modification to Include Restaurants as a Permitted Use
Attachments: EDASC support letter Terramar zoning definition 05032021.docx
Categories: Comment

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.

Please find my comments attached regarding the above-referenced docket item.

John B. Sternlicht, JD, CEC.D

CEO

Economic Development Alliance of Skagit County

204 West Montgomery

PO Box 40

Mount Vernon, WA 98273

Office: 360.336.6114 ext. 105

Direct: 360.639.4466 (rings my mobile too)

www.skagit.org

email: John@Skagit.org

<https://www.linkedin.com/in/johnsternlicht>

EDASC carries out business attraction, retention and expansion, and collaborative engagement to achieve a prosperous, sustainable and equitable community while maintaining Skagit County's natural beauty and quality of life.





May 3, 2021

Commissioner Lisa Janicki
Commissioner Ron Wesen
Commissioner Peter Browning
1800 Continental Place
Mount Vernon, WA 98273

RE: LR20-02 Small Scale Business Zone Use Modification to Include Restaurants as a Permitted Use

Dear Commissioners:

Thank you for allowing me to participate in last Wednesday's petitioner presentations on zoning amendments, specifically regarding not only the above-referenced petition but the general principles I put forth. I wanted to put them in writing so they could be included in the materials from today's public hearing. Many of my comments apply not only to the petitioner, Chris Barker of Terramar, but also to many other small Skagit enterprises, and generally to our collective approach to facilitating the growth of small businesses in our County. You as our elected Commissioners play a significant role in modeling and directing that approach.

As you are aware, EDASC has been working with Chris Barker and Terramar to get the business started, and also to keep it going, for a few years now, much as we do with hundreds of others. Terramar has had a particularly difficult path, even though it fits in beautifully with many aspects of our collective strategy for business growth in Skagit County, including Genuine Skagit Valley, value-added agriculture and the Innovation Partnership Zone, the Tourism Promotion Area, rural economic development, and craft brewing and distilling, to name a few.

The pandemic's especially severe financial impact on restaurants is well-known, as they were initially shut down and currently operate at drastically reduced capacity with the imminent likelihood of a further reduction. The federally-funded small business emergency grants offered through the State's and County's generosity provided some bridge assistance to enable businesses including Terramar to survive long enough for restrictions to ease and customers to return, but it was merely a temporary measure. The long-term survival of our businesses depends on their creativity, adaptability, and problem-solving skills, as well as support from organizations like EDASC and our governments. The Brookings Institute and others have stressed the need to do more than just grants, including facilitating and allowing this kind of creativity that will enable entrepreneurs to survive. By allowing more outdoor dining to comply with Covid requirements and serve more people (make more money), we can impact small business survival rates. Foreclosing options these days can be fatal to a restaurant's survival. Looking at the big picture, we can see that this flexibility, openness, adaptability and creativity will help more restaurants outlast Covid, whether by outdoor or parklet dining, or other methods seeking help and accommodation from our Commissioners.

It is my hope that these will be guiding principles for Skagit County to assist rather than stymie small businesses, and particularly restaurants and similar ventures, as they attempt to survive while still complying with necessary regulations and the limitations of our land and natural resources. As always, EDASC is your partner in supporting our businesses of any size and sector as they locate, form and grow in Skagit County. We truly appreciate your support and efforts in this regard, and remain

Respectfully yours,

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

John Sternlicht, CEO

From: Chris Barker <chris@terramarcraft.com>
Sent: Wednesday, May 5, 2021 2:50 PM
To: PDS comments
Subject: LR20-02: Small Scale Business Zone Use Modification to Include Restaurants as a Permitted Use
Attachments: Petition - Terramar Community Support.pdf; petition_comments_jobs_28393061_20210505212038.pdf; petition_signatures_jobs_28393061_20210505212047.pdf

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Hello Commissioners and staff,

I would like to share a petition with you showing support for Terramar to have outdoor seating and events which would be the result of addition of Restaurant to the Small Scale business Zoning. In about 3 weeks we were able collect over 430 signatures and comments in support. Please consider moving 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.

Cheers

Chris

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

Support Terramar's ability to have outdoor seating and events



Terramar Brewstillery started this petition to Skagit County Commissioners and Skagit Planning Commission

The purpose of this petition is to show the Skagit County Commissioners and planning department that Terramar has the support of the community to open its outdoor spaces to the dining enjoyment of patrons and the ability to hold events.

As we all know it has been an extraordinary challenging year for everyone and it has been especially hard for us that operate in the hospitality industry. Terramar is still operating at limited capacity imposed by the Governor mandated Covid Safe Start restrictions. However, in order for us to be sustainable as business we need to have certain volume of sales that we have not been able attain for over a year due to these restrictions. 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 most of all keep our amazing staff employed.

We ask that you show your support by signing this petition and thank you for your being a part of the Terramar community.

Cheers from crew at Terramar!

Name	City	State	Postal Code	Country	Signed On
Chris Barker				US	4/15/2021
Breanna Sanders	Bellingham	WA	98225	US	4/15/2021
Dugan Flynn	Sedro-Woolley	WA	98284	US	4/15/2021
Mikael O'Donnell	Edison	WA	98232	US	4/15/2021
Tiffany Massey	Burlington	WA	98233	US	4/15/2021
Greg Spore	Bow	WA	98232	US	4/15/2021
Ryan Fitzgerald	Bellingham	WA	98225	US	4/15/2021

Mark Biehl	Seattle	WA	98155	US	4/15/2021
Jessie Bloss	Ferndale	WA	98248	US	4/15/2021
Carla Simonis	Bow	WA	98232	US	4/16/2021
Ivan Sandoval	Seattle	WA	98198	US	4/16/2021
Melinda Christopherson	Seattle	WA	98108	US	4/16/2021
September Vanderlaan	Seattle	WA	83704	US	4/16/2021
Jennifer Barker	Bow	WA	98232	US	4/16/2021
Peter Seumalo	Bellingham	WA	98225	US	4/16/2021
Ali Raetz	Bellingham	WA	98225	US	4/16/2021
David Ligon	Salinas		93907	US	4/16/2021
Jai Singh	Oakdale		95361	US	4/16/2021
Tricia Jones	Henrico	VA	23233	US	4/16/2021
Jersey Shaver	Mission Viejo		92691	US	4/16/2021
Brenda O'Donnell	Lynden	WA	98264	US	4/16/2021
Wesley Togashi	Seattle	WA	98188	US	4/16/2021
Mandy Turner	Bow	WA	98232	US	4/16/2021
Jim Odonnell	Bellingham	WA	98226	US	4/16/2021
Jason Murdoch	Juneau	AK	99801	US	4/16/2021
Lindsay McDevitt	Bellingham	WA	98226	US	4/16/2021
Hanna McIlvaine	Bellingham	WA	98225	US	4/16/2021
Janelle Lee	Seattle	WA	98115	US	4/16/2021
Jennifer Hampton	Bellingham	WA	98225	US	4/16/2021
Steven Ihde	Bellingham	WA	98229	US	4/16/2021
Katie Brown	Sedro Woolley	WA	98284	US	4/16/2021
Robyn Hoefer	Everson	WA	98247	US	4/17/2021
janeen doi	bow	WA	98282	US	4/17/2021
Matt Barker	Thousand Oaks	CA	91364	US	4/17/2021
Cassie Henry	Mount Vernon	WA	98274	US	4/17/2021
Kim Brun	Phoenix	AZ	85027	US	4/17/2021
T T	Broomfield	CO	80020	US	4/17/2021
Barbara Thompson	Douglas	AK	99824	US	4/17/2021
shaun muzatko	Mountlake Terrace	WA	98043	US	4/17/2021
Heather Brown	Douglas	AK	99824	US	4/17/2021
Nathalie Rios	Uniondale		11553	US	4/17/2021
Sarah Robinson	Louisville	CO	80027	US	4/17/2021
Julie Wyman	Seattle	WA	98121	US	4/17/2021
Zoe Hallstrom	Bellingham	WA	98226	US	4/17/2021
Tatiana Zepeda	Houston		77081	US	4/17/2021
Kurt Lundquist	Arlington	WA	98223	US	4/17/2021
Carol Edwards	Anacortes	WA	98221	US	4/18/2021
Sarah Jamieson	Seattle	WA	98188	US	4/18/2021
Alec Breeding	Seattle	WA	98188	US	4/18/2021
Michelle Breeding	Sedro Woolley	WA	98284	US	4/18/2021
Henry Akindejoye	Indianapolis		46224	US	4/18/2021
Hannah Ogdon	Olympia	WA	98502	US	4/18/2021
gabby stephens	Downingtown		19335	US	4/18/2021
Shelley Miner	Mount Vernon	WA	98274	US	4/18/2021
Curtis Thor	Bellingham	WA	98225	US	4/18/2021

Kyle Dittman	Butler		16001	US	4/18/2021
Michael Moser	Mount vernon	WA	98274	US	4/18/2021
Lindsay Johnson	Seattle	WA	98103	US	4/19/2021
Jackson Wells	Sedro-Woolley	WA	98284	US	4/19/2021
Patrick George	Palm Bay		32907	US	4/19/2021
Annalisia Saiz-Magdalen	Wichita		67203	US	4/19/2021
Aaron Dean	Deming	WA	98244	US	4/19/2021
Sierra Combs	Deming	WA	98244	US	4/19/2021
Sean Gonzalez	Seattle	WA	98188	US	4/19/2021
Katherine Wilder	Edmonds	WA	98026	US	4/19/2021
Charles Matthews	Bellingham	WA	98226	US	4/19/2021
Travis Tucker	Seattle	WA	98103	US	4/19/2021
Steven Patterson	La Conner	WA	98257	US	4/19/2021
Nicklaus Wood	Mount Vernon	WA	98273	US	4/19/2021
Hayley Cunningham	Seattle	WA	98101	US	4/19/2021
Michael Davis	Eustis		32726	US	4/19/2021
Dad Daddy	City		69420	US	4/19/2021
Jay Maffia	Staten Island		10301	US	4/19/2021
Janelle Biehl	Bellingham	WA	98226	US	4/19/2021
Patti Frazier	Seattle	WA	98103	US	4/19/2021
Karen Arndt	Anacortes	WA	98221	US	4/19/2021
Erik Noonburg	Anacortes	WA	98221	US	4/19/2021
Doug Robinson	Winter Haven		33884	US	4/19/2021
Jordan Byrd	Lakewood	WA	98498	US	4/19/2021
Andrea BYRD	Seattle	WA	98144	US	4/19/2021
John Markham	Princeton		42445	US	4/19/2021
Deegan Anible	Rockford		49341	US	4/19/2021
Alexandria Ramirez	Auburn	WA	98002	US	4/20/2021
			98284-		
Octavio Manzo	Sedro Woolley	WA	8056	US	4/20/2021
Marshall English	Seattle	WA	98178	US	4/20/2021
Bina Sragovicz	Miami		33179	US	4/20/2021
dulce ochoa	League City		77573	US	4/20/2021
Michael Pack	Fort Lee		23801	US	4/20/2021
Danil Sonjaya	Bellingham	WA	98225	US	4/20/2021
Sean Shultz	Black Diamond	WA	98010	US	4/20/2021
Brenda Choi	Los Angeles	CA	90009	US	4/20/2021
Maria A	Windermere		34786	US	4/20/2021
Katie Winkelman	Federal Way	WA	98003	US	4/20/2021
Aaron Morris	Bellingham	WA	98229	US	4/21/2021
CHRIS SLOWIK	Auburn	WA	98001	US	4/21/2021
Lindsay Taylor	Bellingham	WA	98225	US	4/22/2021
Alissa Stephenson	Stanwood	WA	98292	US	4/22/2021
Braiden Braaten	Mountlake Terrace	WA	98043	US	4/22/2021
Kevin Stephenson	stanwood	WA	98292	US	4/22/2021
Jahldi Merritt	Bellingham	WA	98225	US	4/22/2021
Tyler Thran	Bow	WA	98232	US	4/22/2021
Jessica Nevins	Sedro-Woolley	WA	98284	US	4/22/2021

	Rancho Santa				
John Gleason	Margarita	CA	92688	US	4/23/2021
Jannette Massey	Oak Harbor	WA	98277	US	4/23/2021
Robin Crandall	Mount Vernon	WA	98273	US	4/23/2021
Mike Stevens	Bow	WA	98232	US	4/23/2021
Hannah Gleason	Mount Vernon	WA	98273	US	4/23/2021
Tim Childs	Seattle	WA	98118	US	4/24/2021
Lily Booth	Spokane	WA	99204	US	4/24/2021
Jillian Travers	Spokane	WA	99207	US	4/24/2021
Katherine Carey	Kent	WA	98042	US	4/24/2021
Paul Solis	Federal Way	WA	98003	US	4/25/2021
Jessica Van Dusen	Bow	WA	98232	US	4/25/2021
Aaron Loveitt	Kent	WA	98042	US	4/25/2021
Kim Amato	Yorktown Heights		10598	US	4/25/2021
Maya Belka	Bellingham	WA	98225	US	4/25/2021
Brandilynn Schultz	Seattle	WA	98168	US	4/26/2021
Mark Schultz	Bow	WA	98232	US	4/26/2021
Jonathan Bidgood	Scranton	PA	18504	US	4/27/2021
Adam McQueen	Seattle	WA	98118	US	4/27/2021
Shannon Westerman	Billings	MT	59102	US	4/27/2021
Sarah Schmidt	Coupeville	WA	98239	US	4/28/2021
Josh CLIZBE	MOunt Vernon	WA	98273	US	4/29/2021
Charlene&Chuck Day & Howell	Bow	WA	98232	US	4/30/2021
Sally Feldman	Bow	WA	98232	US	4/30/2021
Tammy Antezana	Bellevue	WA	98006	US	4/30/2021
Christy Otley	Federal Way	WA	98003	US	4/30/2021
Casey Otley	Issaquah	WA	98029	US	4/30/2021
andrea wood	Seattle	WA	98105	US	4/30/2021
Drew Feldman	Seattle	WA	98115	US	4/30/2021
Leilani Hoch	Bellingham	WA	98229	US	4/30/2021
carly geraci	Seattle	WA	98144	US	5/1/2021
Carson Curley	Bow	WA	98232	US	5/1/2021
Danielle Lamp	Seattle	WA	98105	US	5/2/2021
Stacy Blume	Seattle	WA	98077	US	5/2/2021
Baydra Rutledge	Seattle	WA	98199	US	5/2/2021
Jennifer Spinell	Sacramento	CA	95814	US	5/2/2021
Emily Ding	Issaquah		98029	US	5/2/2021
Taria Byrd	Seattle	WA	98146	US	5/2/2021
Cody Woolsey	Ferndale	WA	98248	US	5/2/2021
Patricia Boteler	Bellingham	WA	98229	US	5/2/2021
Diana Masterson	Federal Way	WA	98003	US	5/2/2021
Ian Stewart	Bellingham	WA	98225	US	5/2/2021
Christian Camacho	Bronx	NY	10462	US	5/2/2021
Robinson Boteler	Bellingham	WA	98226	US	5/2/2021
Reginique Smith	Shelby		28150	US	5/3/2021
Masao Nakajima	Portland		97203	US	5/3/2021
Annamarie Reed	The Villages		32162	US	5/3/2021
Jearl Dover	North little rock ar		72114	US	5/3/2021

Armando Hernandez	Miami		33180	US	5/3/2021
Isaac LeFever	Seattle	WA	98144	US	5/3/2021
Greg Nelsen	Bow	WA	98232	US	5/3/2021
Christopher Irwin	Bow	WA	98232	US	5/3/2021
Patty Haller	Seattle	WA	98232	US	5/3/2021
Charlene Day	Bow	WA	98232	US	5/3/2021
Rutheia Wyckoff	Anacortes	WA	98221	US	5/3/2021
Ruth McNally	Bow	WA	98232	US	5/3/2021
Eric Riedel	Bow	WA	98232	US	5/3/2021
Catherine Davis	Bow	WA	98232	US	5/3/2021
Lea von Pressentin	Bow	WA	98232	US	5/3/2021
Lisa McShane	Bow	WA	98232	US	5/3/2021
Jimmy Hills	Wetumpka		36093	US	5/3/2021
Suzanne Hall	Seattle	WA	98232	US	5/3/2021
scott lebrasseur	Cocoa		32927	US	5/3/2021
Debbie Nygren	Bow	WA	98232	US	5/3/2021
Charles Howell	Bow	WA	98232	US	5/3/2021
Bill Tezak	Bow	WA	98232	US	5/3/2021
Thais Armstrong	Bow	WA	98232	US	5/3/2021
Barbara Stuart	Lynnwood	WA	98037	US	5/3/2021
Astrid Aamot	Anacortes	WA	998221	US	5/3/2021
John Goodson	Columbus		31901	US	5/3/2021
Diana Pearson	Bow	WA	98232	US	5/3/2021
Gregg von Femp	Bow	WA	98232	US	5/3/2021
Mac MacGregor	Bow	WA	98232	US	5/3/2021
James a. Tuttle Tuttle	Orlando		34208	US	5/3/2021
Tim Pearson	Edison	WA	98232	US	5/3/2021
Marlene Davis Schuck	Bow	WA	98232	US	5/3/2021
Therese Ogle	Bow	WA	98232	US	5/3/2021
May May Gong	Bellingham	WA	98229	US	5/3/2021
Clay Campbell	Bow	WA	98232	US	5/3/2021
Joseph Guerassio	Arlington		76011	US	5/3/2021
Fonda Downs	Bow	WA	98232	US	5/3/2021
Mike Judy	Bow	WA	98232	US	5/3/2021
Shelby Hopley	Bow	WA	98232	US	5/3/2021
Bonnie McFarland	Bow	WA	98232	US	5/3/2021
Cynthia Graham	Ovett		39464	US	5/3/2021
Kathryn Deshaies	Bow	WA	98232	US	5/3/2021
Aaron Deshaies	Bow	WA	98232	US	5/3/2021
Sharon Minor	Samish Island	WA	98282	US	5/3/2021
Bill Dewey	Sedro Woolley	WA	98284	US	5/3/2021
Lisa Troupe	Samish Island	WA	98232	US	5/3/2021
Marnie Pennington	Seattle	WA	98103	US	5/3/2021
Ken Pearce	Bow	WA	98232	US	5/3/2021
Patricia Johnson	Bow	WA	98232	US	5/3/2021
Ann Nash	Bow	WA	98284	US	5/3/2021
Rick Nash	Bow	WA	98232	US	5/3/2021
Jeff Nelson	Bow	WA	98232	US	5/3/2021

Mary Pavia	Bow	WA	98232	US	5/3/2021
Alan Hergert	Seattle	WA	98112	US	5/3/2021
Richard Hertzberg	Camano Island	WA	98282	US	5/3/2021
Deborah Loveitt	Bow	WA	98232	US	5/3/2021
Michael Gilman	Los Angeles	CA	90004	US	5/3/2021
robert lynch	Galveston	TX	77550	US	5/3/2021
Mark Troupe	Bow	WA	98232	US	5/3/2021
Colleen Unema	Bow	WA	98232	US	5/3/2021
Lena Campbell	Tacoma	WA	98407	US	5/3/2021
Janet Cater	Samish Island	WA	98232	US	5/3/2021
Mariepaule Braule	Bow	WA	98232	US	5/3/2021
Terry Rousseau	Bow	WA	98232	US	5/3/2021
Robert Stilnovich	Bow	WA	98232	US	5/3/2021
Janice Smith	Bow	WA	98232	US	5/3/2021
Melinda Cumming	Bow	WA	98232	US	5/3/2021
Cindy and Mike Collins	Bow	WA	98232	US	5/3/2021
Richard Jones	Newark		7103	US	5/3/2021
Dan Dale	Vancouver		98682	US	5/3/2021
Kera Super	Cedar City		84720	US	5/3/2021
Ronald Johnson	Bow	WA	98232	US	5/3/2021
Barbara Zimmerman	Bow	WA	98232	US	5/3/2021
Cynthia Ferrario	Bellingham	WA	98225	US	5/3/2021
Anita Little	Bow	WA	98232	US	5/3/2021
Nurith St Pierre	Bow	WA	98232	US	5/3/2021
Randy&Lisa Monroe	La Conner	WA	98257	US	5/3/2021
Howard Armstrong	Burlington	WA	98232	US	5/3/2021
Sally Hulbush Johnson	Seattle	WA	98102	US	5/3/2021
Richard Sentner	Samish Island	WA	98232	US	5/3/2021
Sondra Rysdam	Bow	WA	98052	US	5/3/2021
Scott Colvin	Federal Way	WA	98003	US	5/3/2021
Linda MacGregor	Bow	WA	98232	US	5/3/2021
Mike Dyberg	Samish Island	WA	98323	US	5/3/2021
Tamara Ingram	Bow	WA	98232	US	5/3/2021
Michael Bart	Bow	WA	98232	US	5/3/2021
Tod Lehecka	Oak Harbor	WA	98277	US	5/3/2021
Tiffani Flahan	Akron		44305	US	5/3/2021
Dennis Pollett	Bow	WA	98232	US	5/3/2021
Sheri Allgood	Union		39365	US	5/3/2021
Glenn Carter	Gulfport		39501	US	5/3/2021
teo Rempel	Bow	WA	98232	US	5/3/2021
Kayle Shulenberger	Seattle	WA	98116	US	5/3/2021
Kitty Bluhm	Bow	WA	98232	US	5/3/2021
Susan Forsythe	Camano Island	WA	98282	US	5/3/2021
Terry Purdy	Bow	WA	98232	US	5/3/2021
Carol Snyder	Bow	WA	98232	US	5/3/2021
carol sullivan	Sedro Woolley	WA	98284	US	5/3/2021
Tony Brinkley	Liberty		42539	US	5/3/2021
Jacque Bunkley	Bow	WA	98232	US	5/3/2021

Ana Hergert	Seattle	WA	98112	US	5/3/2021
Robert Martin	Bow	WA	98232	US	5/3/2021
Anne McGary	Samish Island	WA	98282	US	5/4/2021
Pagan Murphy				US	5/4/2021
Shelly Kyzar	Carthage		39051	US	5/4/2021
Julie Judy	Bonney Lake	WA	98391	US	5/4/2021
Kristin Mowat	Bow	WA	98232	US	5/4/2021
jeanne Brovold	bow	WA	98232	US	5/4/2021
Aleta Gibson	Sequim	WA	98382	US	5/4/2021
Leah Rice	Bow	WA	98232	US	5/4/2021
Tessa Jarvis	Bow	WA	98232	US	5/4/2021
Nicholas Muratore	Seattle	WA	98109	US	5/4/2021
Laurie Lundgren	Bow	WA	98232	US	5/4/2021
STEVEN BLUHM	Samish Island	WA	98282	US	5/4/2021
Talon Simon	Philadelphia		19140	US	5/4/2021
Donna Leonetti	Seattle	WA	98118	US	5/4/2021
Ella Campbell	Seattle	WA	98116	US	5/4/2021
Ken Schimke	bow	WA	98232	US	5/4/2021
Jackie Schimke	Mount Vernon	WA	98274	US	5/4/2021
Mark Schuck	Bow	WA	98232	US	5/4/2021
Rob Richey	Bow	WA	98232	US	5/4/2021
Mary McGoffin	Sedro Woolley	WA	98284	US	5/4/2021
Malik Bowers	Edison		8817	US	5/4/2021
Nancy Navarro	Moline		61265	US	5/4/2021
Jessica Miller	Washington		20020	US	5/4/2021
Fred F. Miller	Camano Island	WA	98282	US	5/4/2021
Cindy Rodriguez	Joliet		60435	US	5/4/2021
Fred Hulser	Spring	TX	77382	US	5/4/2021
Keith Lengyel				US	5/4/2021
Todd Snyder	Bow	WA	98232	US	5/4/2021
Jennifer Watson	Mount Vernon	WA	98273	US	5/4/2021
Sharon Petker	Burlington	WA	98233	US	5/4/2021
Jean Schy	Bow	WA	98233	US	5/4/2021
David Weitzel	Seattle	WA	98116	US	5/4/2021
Denny Organ	Bow	WA	98232	US	5/4/2021
Graham Hopley	Bow	WA	98232	US	5/4/2021
Gail Hopley	Bow	WA	98232	US	5/4/2021
Chasity Guerrette	Columbus		43229	US	5/4/2021
Cassie Johnson	Muscatine		52761	US	5/4/2021
Megan Hargiss	Oklahoma City		73130	US	5/4/2021
Daisy Reyes	Indianapolis		46224	US	5/4/2021
Cheryl Wiggin	Bow	WA	98232	US	5/4/2021
Nanci Rincon	Greenlawn		11740	US	5/4/2021
Pascale Michel	Bow	WA	98232	US	5/4/2021
Adam Kaluba	Burleson		76028	US	5/4/2021
BILL WENGER	Canyon Country		91387	US	5/4/2021
Joanna Richey	Seattle	WA	98112	US	5/4/2021
Roni Richey	Seattle	WA	98126	US	5/4/2021

Donald Haynes	Kansas City		66103	US	5/4/2021
Ginny Ramey	Camano Island	WA	98282	US	5/4/2021
Rebecca Norman	Burlington	WA	98233	US	5/4/2021
Sue Hetrick	Middletown		17057	US	5/4/2021
Marshall Judy	Lynden	WA	98264	US	5/4/2021
Mehran Khamesieh	Bartlett		60103	US	5/4/2021
Amy Han	Bow	WA	98232	US	5/4/2021
Troy Ledet	Los Angeles		90029	US	5/4/2021
Terry Weldishofer	Cincinnati		45215	US	5/4/2021
Donovan Diaz	Syracuse		13202	US	5/4/2021
Islam Ibrahim in	Federal Way		98031	US	5/4/2021
.ichelle Falzone	Lewisburg		37091	US	5/4/2021
Melissa Vallario	Jacksonville		28546	US	5/4/2021
John Boyes	Federal Way	WA	98003	US	5/4/2021
Sheila Tuberquia	Wilmington		19805	US	5/4/2021
Kelly Olson	Bow	WA	98232	US	5/4/2021
David Schy	Lynnwood	WA	98036	US	5/4/2021
Alfred McGuire	Chesapeake		23321	US	5/4/2021
DYLAN LEGGE	Taylors		29687	US	5/4/2021
Shana Lott	Atlanta		30306	US	5/4/2021
Valdez Johnson	Reading		19601	US	5/4/2021
Shakia Lattimore	Philadelphia		19132	US	5/4/2021
Jenelle Kliewer	Richmond		23234	US	5/4/2021
Saadiqa Cure	Medina		14103	US	5/4/2021
Shari McDonald	Atlanta		30301	US	5/4/2021
Kristen Boyes	Bow	WA	98232	US	5/4/2021
Kimberly Geter	Louisville		39339	US	5/4/2021
James Kuhn	Bow	WA	98232	US	5/4/2021
Katy Richey	Seattle	WA	98126	US	5/4/2021
Jim Rudd	Bow	WA	98232	US	5/4/2021
Mary Lwfebvre	Bow	WA	98232	US	5/4/2021
Sheila Nilsen	Samish Island	WA	98232	US	5/4/2021
Jeff Richey	Lopez Island	WA	98261	US	5/4/2021
Aubrey LaCount	Bow	WA	98232	US	5/4/2021
Genoveva Gonzalez	Pharr		78577	US	5/4/2021
Lars Nilsen	Bow	WA	98232	US	5/4/2021
Jennifer Darnell	Mount Vernon	WA	98273	US	5/4/2021
Kevin Whitener	Blue Ridge		30513	US	5/4/2021
Ebony Lewis	Houston		77002	US	5/4/2021
Larry Johnson	Port Ludlow	WA	98365	US	5/4/2021
Grace Peven	Bow	WA	98232	US	5/4/2021
Douglas Prefontaine	Manchester		3103	US	5/4/2021
Cassidy Rojecki	Pullman	WA	99163	US	5/4/2021
Olivia Nilsen	Pullman		99164	US	5/4/2021
Amy Colvin	Kailua Kona	HI	96740	US	5/4/2021
Teresa Rinker	Burlington	WA	98233	US	5/4/2021
Dev Med	Montgomery		36111	US	5/4/2021
Laura Watson	Federal Way	WA	98003	US	5/4/2021

Lacy Edwards	Bow	WA	98232	US	5/4/2021
Gail Corbin	Camano Island	WA	98282	US	5/4/2021
Anne & David Clark	Burlington	WA	98233	US	5/4/2021
Susan Dana	Bow	WA	98232	US	5/4/2021
Lori Pollett	Bow	WA	98232	US	5/4/2021
Christopher Baker	Akron		44305	US	5/4/2021
Gina Perez	Woodbridge		22193	US	5/4/2021
Tyler Bruner	Oxford		47971	US	5/4/2021
Michelle Yates	Louisville		40202	US	5/4/2021
Avery Haller	Seattle	WA	98115	US	5/4/2021
Uli Haller	Seattle	WA	98105	US	5/4/2021
Philip Kuykendall	Camano Island	WA	98282	US	5/4/2021
Claudia Ross-Kuhn	Bow	WA	98232	US	5/4/2021
Monika MacGuffie	Seattle	WA	98232	US	5/4/2021
Jennifer Deuel-Crisman	Erie		16504	US	5/4/2021
Jane Worlund	Bow	WA	98232	US	5/4/2021
Dawn adkins	Pittsburgh		15222	US	5/4/2021
Mark Hitchcock	Bow	WA	98232	US	5/4/2021
Noma Edwards	Sedro Woolley	WA	98284	US	5/4/2021
patricia wedul	Bow	WA	98232	US	5/4/2021
Jay Slovin	Bear		19701	US	5/4/2021
Emanuel Castillo	Lubbock		79416	US	5/4/2021
Lorraine Warner	Camano Island	WA	98282	US	5/4/2021
Mary floyd	Federal Way		98003	US	5/4/2021
Pamela lee				US	5/4/2021
Anne Buchinski	Bow	WA	98232	US	5/4/2021
April Chavers	Spokane		99206	US	5/4/2021
Charles Hart	Kenosha		53142	US	5/4/2021
Robyn Wilfley	Aurora		80010	US	5/4/2021
RALPH RENNEY	WYOMING		49548	US	5/4/2021
Carter Spangler	Bettendorf		52722	US	5/4/2021
Janis Jones	Bow	WA	98232	US	5/4/2021
Trynn Dionne	Rohnert Park	CA	94928	US	5/4/2021
Strand Wedul	Seattle	WA	98105	US	5/4/2021
David Strong	Burlington	WA	98233	US	5/4/2021
Eileen Andersen	Bow	WA	98232	US	5/4/2021
Linda Larson	Bow	WA	98232	US	5/4/2021
Clifford Sells	Bow	WA	98232	US	5/5/2021
Marna Fletcher	Camano Island	WA	98282	US	5/5/2021
Emily Houston	Seattle	WA	98117	US	5/5/2021
Ron Johnson	Bow	WA	98232	US	5/5/2021
Patrick Cromeenes	Bow	WA	98282	US	5/5/2021
Nancy Edson	Sedro Woolley	WA	98284	US	5/5/2021
Donnette Lennox	Bow	WA	98232	US	5/5/2021
Erin Cottingham	Hammond		70401	US	5/5/2021
Tina Cameron	Towanda		18848	US	5/5/2021
Jason Toste	Mantachie		38855	US	5/5/2021

			43113-1711	US	5/5/2021
Daniel Robinette	Circleville				
Kashan Saeed	Miami		33130	US	5/5/2021
Yacine Sow	Decatur		30034	US	5/5/2021
Sara James	New Port Richey		34655	US	5/5/2021
Nette Barrett	Chino		91710	US	5/5/2021
Maryann Shorty	San jacinto		92583	US	5/5/2021
Shiva Neupane	Stallings		28104	US	5/5/2021
Kimberly Walther	Barnhart		63012	US	5/5/2021
Brian Henderson	Houston		77072	US	5/5/2021
Nadiha Aziz	Ozone Park		11417	US	5/5/2021
Kimberly Oliver	Lawrence Township		8648	US	5/5/2021
Lori Andrews	Covington		30014	US	5/5/2021
takiyah isaac	pikesville		21208	US	5/5/2021
Susan Willis-Schmidt	Paducah	KY	42003	US	5/5/2021
Michael Lunde	San Antonio		78217	US	5/5/2021
Celine Hubbard	Corpus Christi		78412	US	5/5/2021
penny hensley	Middletown		45044	US	5/5/2021
Daniel Williamson	Spring Hill		34608	US	5/5/2021
Martin DeLoach	Sherman		75092	US	5/5/2021
Stephen Morales	Porterville		93257	US	5/5/2021
Juan Aguirre	Edinburg		78539	US	5/5/2021
celenia martinez	Baltimore		21222	US	5/5/2021
Michele Earnhardt	Waxhaw	NC	28173	US	5/5/2021
Amber Tully	Brockton		2301	US	5/5/2021
Joshua Roberts				US	5/5/2021
Daniel Mercado	North Brunswick		8902	US	5/5/2021
Sendie Mcdaniel				US	5/5/2021
Loishae Gadson	West Palm Beach		33409	US	5/5/2021
Stephen Shishido	Oceanside		92057	US	5/5/2021
Morris Johnson	Mount Vernon	WA	98273	US	5/5/2021
Curt Hergert	Bonney Lake	WA	98391	US	5/5/2021
Mark Roetcisoender	Mount Vernon	WA	98274	US	5/5/2021

Terramar Brewstillery

Recipient: Skagit County Commissioners, Skagit Planning Department

Letter: Greetings,

Support Terramar's ability to have outdoor seating and events

Comments

Name	Location	Date	Comment
Ryan Fitzgerald	Bellingham, WA	2021-04-15	"I work in Edison, Terramar is such a great place and people love to enjoy the beautiful scenery the surrounding area has to offer while enjoying a pizza and a beer on the patio. Why try to kill a small, locally owned business by taking away their outdoor seating while a government imposed mandate restricts them from having full capacity indoor seating?"
Mandy Turner	Bow, WA	2021-04-16	"Let them have fun and support the local businesses!! Whombcats!"
shaun muzatko	Mountlake Terrace, WA	2021-04-17	"This place is amazing!!"
Jahldi Merritt	Bellingham, WA	2021-04-22	"I love the outdoor seating"
Adam McQueen	Seattle, WA	2021-04-27	"The outdoor experience at Terramar is one of if not the best at any brewery in the state. It would be a shame to lose it. Nowhere is more idyllic."
Shannon Westerman	Billings, MT	2021-04-27	"It's an amazing space for live music, very beautiful place to gather, and great food and beer."
Patricia Haller	Seattle, WA	2021-05-03	"We love our unique Skagit businesses and small farmers, they are a treasure"
Ken Pearce	Bow, WA	2021-05-03	"Terramar has been a great new addition to the Bow/Edison small local business community. Please allow them to host events and live music to bolster their ability to survive economically in these challenging times. They are great stewards of their property along the slough!"
Sally Hulbush Johnson	Seattle, WA	2021-05-03	"Good for the community"
Robert Martin	Bow, WA	2021-05-03	"I support the responsible use of this shoreline by Terramar!"
Roni Richey	Seattle, WA	2021-05-04	"Terramar is a great place, and I have been looking forward to bringing friends (and business) to Terramar and the local businesses this summer. When you shut down the capacity of a business struggling in this brutal business climate to survive you tell your own community that they don't matter. How does that make sense?"
Rutheia Wyckoff	Burlington, WA	2021-05-04	"I second that! Well said Charlene and Debbie! I don't know of anybody more deserving then Chris and Jen. They care deeply about the island and Edison area. Let's all support them!"
Lorraine Warner	Camano Island, WA	2021-05-04	"I believe Terramar has done a great job at supporting the community by putting much work in for preservation, and also believe having an outdoor venue for live music is a wonderful plan"

Below are comments received after Wednesday, May 5th at 4:30PM.

From: Peter Gill
Sent: Thursday, May 6, 2021 5:09 PM
To: PDS comments
Subject: FW: Docket 2021 "Small Scale Business Zone Use Modification"

Categories: Entered

From: Ken Deering <ken@kdeering.com>
Sent: Thursday, May 6, 2021 2:37 PM
To: Hal Hart <hhart@co.skagit.wa.us>
Cc: Ron Wesen <ronw@co.skagit.wa.us>
Subject: FW: Docket 2021 "Small Scale Business Zone Use Modification"

Director Hart,

I request that you have your staff review as a group the comments submitted Edison resident about this docket application. Of the ten Edison residents I've talked with that submitted comments all are opposed to the application. It is universally seen as a end run of the well established property zoning change application process that property owners can avail themselves if they want to request a change of use.

There was no public comments from Edison residents during the May 3rd public meeting as no one here was aware that Terramar had submitted this docket application. Had we been made aware of the public meeting there would have been numerous Edison residents providing on the record objections to this docket application.

The application submitted by Terramar was incomplete in several material ways and its surprising that the staff report recommended advancing this docket application when the impact section of the application was left blank as were several other sections of the application.

At the time of the 2019 Terramar variance request SKC Planning staff assured a number of Edison residents that the issues from the Longhorn Tavern starting in 2004 and going on for years related to having outdoor events noise was the bone of contention with Edison residents. The energy expended by the County in noise analysis, meetings with the Longhorn owners and disgruntled Community members took a lot of energy by staff and elected officials. Edison residents were assured that County government did not want to revisit those troubles and that a prohibition on outdoor activities would be requirement of the operating terms of the building permit. The requested change in zoning is seen in Edison as part of a multi-step plan by Terramar to seek the ability to have outdoor activities.

Thank you for your consideration of my comments.

Ken Deering
14129 Doser Street
Edison WA

From: Ken Deering
Sent: Thursday, May 6, 2021 2:20 PM
To: Ron Wesen (ronw@co.skagit.wa.us) <ronw@co.skagit.wa.us>
Subject: Re: Docket 2021 "Small Scale Business Zone Use Modification"

Commissioner Wesen,

Re: **“Small Scale Business Zone Use Modification”**

As a neighbor, I have been 100% behind Terramar being able to have outdoor seating as a temporary solution to pandemic induced restrictions on their indoor seating capacity. However, the recent letter to Samish island residents and the [change.org](https://www.change.org) petition started by Terramar is of concern to me in its referencing the addition of movies, music, and other outdoor events. I have to go on record as being opposed to amending/or changing zoning to allow for this level of activity, one as an Edison community member, but also as to the precedent it would set county wide.

As a Skagit County, and specifically Edison, resident I was drawn to living here for many of the reasons others are. Its incredible beauty and commitment to protecting these spaces. We are all trying to respect our neighbors and the land and the impact and stress of each additional visitor. This isn't just an Edison problem. It is a county wide problem. The loosening of limitations of properties shouldn't be taken lightly as they apply to not just the one project you like, but all across the county.

I'm a customer of Terramar and glad that Terramar is located in Edison but this change of zoning goes to the property - not an individual. It is the County's responsibility to look at the broad and long term implications of changing SSB zoning per the request. Edison is a small community and the allowing/encouragement of regular large gatherings and events such as concerts or movie nights would be burden on an already fragile place.

Objections:

1. The applicant failed to include necessary information on the application such that the application needs to be deemed ineligible for acceptance by the County. Specifically the applicant failed to provide any information in section 11 “Describe the anticipated impacts to be caused by the change ...” on how this change would impact Edison residents by having Terramar BrewStillery operate as a restaurant.
2. There is no definition of “restaurant” under SCC 14.04. The applicant is seeking to have his property, Terramar Brewstillery, zoning changed to include operation as a restaurant when the County has no formal definition for what is a restaurant.
3. As the Applicant noted in section 2 of the application form there already exists several zoning types that include the use as a restaurant. Therefore there is no compelling need for the County to review SSB zoning. The applicant can apply for rezoning of his property for one of the existing zoning types that permits use as a restaurant.
4. It appears the applicant is attempting to shift the cost of getting their property rezoned onto Skagit County rather than follow the well-established path of applying for rezoning and paying SKC Planning Services the rezoning application cost. The County's limited resources are better allocated to other activities. The applicant needs to apply for rezoning for the property if they want to change the use.
5. Under the original building permit application BP19-0928, food was to be ancillary to the core business focus Terramar of operating a brewery and a distillery. Changing to operating as a restaurant needs to trigger a land use review which this application would not trigger as it would be a county wide review of SSB zoning.
6. The applicant is submitting a petition in support of the application by using people outside of Edison. The applicant focused on soliciting support on Samish Island where the owners live. In talking with over a dozen Edison residents we could not find any attempt was made by applicant to discuss this proposal with Edison residents who would be impacted by this change. Instead they sought out people to sign the petition who would not be impacted by the proposed change.
7. The Terramar Brewstillery owners agreed under the provisions of their building permit BP19-0928 to a stipulation from SKC Planning that “No public outdoor activity is authorized as part of this variance.” The owners have begun a campaign that would seek to permit outdoor activities including “makers markets, music, fundraisers, and movies” per their petition solicitation that was sent to Samish Island residents. At the time of the 2019 variance request SKC Planning staff assured a number of Edison residents that the issues from the Longhorn Tavern starting in 2004 and going on for years related to having outdoor events noise was the bone of contention with Edison residents. The energy expended by the County in noise analysis, meetings with the Longhorn owners and disgruntled Community members took a lot of energy by staff and elected officials. Edison residents were assured that County government did not want to revisit those troubles and that a prohibition on outdoor activities would be requirement of the operating terms of the building permit.

Thank you for your consideration of my comments.

Ken Deering
14129 Doser Street
Edison WA