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Robby Eckroth

From: Don Eucker <don.eucker.jr@gmail.com>
Sent: Tuesday, April 23, 2024 6:16 PM
To: PDS comments
Subject: "Skagit County's 2024 Docket of Proposed Policy, Code, and Map Amendments"

I am commenting on:

"LR24-02 Bayview Ridge Light Industrial Buffer Reductions: Amend the Bayview Ridge Light Industrial Zone by reducing buffering requirements to residential zoned property (SCC 14.16.180(7))"

I have read thru the documents on your website and have concerns over the changes in the adjustment of the buffer zone from 250' from a residential area to 100' or less. In order to understand these changes completely I would like to know how close to my property line located at 12265 Bayhill Dr, Burlington, WA 98233 a building or truck access could be built.

I attended the meetings in April of 2023 at the Port, however a lot of the information was for "display only" and now it seems the buffer distance is changing to less than 250'.

I would request that a meeting with homeowners who live on the east side of the development be conducted so that we can hear what the changes will be. The documents are confusing in that there is a lot of information and terminology that most residents do not understand.

Please set up a meeting as soon as possible so we can feel comfortable with the major buffer zone changes. This will avoid upsetting any residents who border the new development.

Thank you,

Don and Brend Eucker
12265 Bayhill Drive, Burlington, WA 98233

Robby Eckroth

From: Amy Reece <ahkappraisal@gmail.com>
Sent: Monday, April 22, 2024 1:21 PM
To: PDS comments
Subject: LR24-02 Bayview Ridge Light Industrial Buffer Reductions Skagit County's 2024 Docket of Proposed Policy, Code, and Map Amendments

I am writing in regards to the proposed amendments for LR24-02 Bayview Ridge Light Industrial Buffer Reductions. My comments are as follows:

The proposed amendment modifying buffer & landscaping requirements will shift the adverse impacts of light industrial next to residential onto residential property owners. Buffer and landscaping requirements are intended to reduce the impact of value on residences and if the amendments were to be adopted, property owners will face external obsolescence. External obsolescence is defined as a loss in value as a result of impairment in utility and desirability caused by factors external to the property (outside of the property's boundaries) and is generally deemed to be incurable. The proposed amendments would cause external obsolescence. The application depicts a shortage of light industrial land available for development, however per Skagit County mapping there is an estimated 600+ acres of vacant land in the Bayview Ridge Light Industrial Zoning Designation. Another portion that the application does not reference the proposed amendment would not only be advantageous for the applicant, it would also be advantageous to the property to the south owned by the Port of Skagit. If this buffer were to be reduced over 35 single family residential properties from Michael Place, Sunrise Lane, Bayhill and Country Club would be adversely impacted. In the application, the comparison chart referencing the county requirements (Suburban/Rural) to city requirements (urban) does not take into account that the referenced cities are considerably smaller municipalities with differing density. In the initial application, (#11) it states no adverse impact and while the applicant will have no adverse impact and in fact benefit, single family residential properties abutting the Bayview ridge light industrial will have adverse impact shifting the burden. This is not an adverse impact on just one property, it is multiple surrounding residential neighborhoods. What benefit is this to the residents? I ask that the adverse impact of adjacent residential properties be taken into account when making your decision.

Respectfully,

Amy Reece
12289 Bayhill Drive Burlington, WA 98233
(360) 707-8336

Robby Eckroth

From: jboslog@frontier.com
Sent: Wednesday, April 24, 2024 3:29 PM
To: PDS comments
Cc: CSD - Jon Sitkin
Subject: LR24-02 Bayview Ridge Light Industrial Buffer Requirement Reduction

The elimination of the 250' buffer of truck loading operations and maneuvering areas on the BR-LI property line bordering RRv zoning north of Peterson Road would greatly enhance the economic value of the encumbered area. The elimination would also make the property much more attractive to potential buyers/developers.

The county should not overlook the increase in potential tax revenue of eliminating this buffer plus the hundreds of jobs that will be created. Below is a partial list of Owners and their 2024 Real Estate Taxes assessed on their developed BR-LI property located in the adjacent 120 acre Bay Ridge Business Park.

Sakata Seed, P125001, P135224, & P135227 for a total of 17 acres.	\$279,254.
AML (AMAZON) P122075, 24.2 acres.	180,532.
Bouslog Investments, P118507 &)118509, 1.93 acres	37,070.
Fisher Properties, P122074, 1.84 acres	18,820.
Waste Management, P109661, 5 acres	33,740.
15809 On Preston Place, LLC, P118511, 1.39 acres	34,018.

Fully utilizing the BR-LI property is as important as saving farmland!

Thank you for your consideration.

John Bouslog
11190 Bayview Edison Road
Mount Vernon, WA 98273
(360) 708-1283

April 22, 2024

VIA REGULAR U.S. MAIL & EMAIL

commissioners@co.skagit.wa.us;
reckroth@co.skagit.wa.us;
pdscomments@co.skagit.wa.us

Honorable Skagit County Commissioners
Skagit County
1800 Continental Place
Mount Vernon, WA 98273

RE: Request for Docketing Proposed Text Amendment - Bayview Ridge Buffer Requirements and Landscape Requirements

Our Client: John Bouslog

Commissioners:

Presently, as shown in the accompanying aerial photos and maps, the existing size of the buffer surrounding BR-LI zoned land is inordinately large and provides a benefit to nearly zero Rural Reserve (RRV) properties lying north of Peterson Road.¹ (See Aerial Photo **Exhibits A-1** and **A-2**, attached hereto). Despite this, the BR-LI zoning requires a 250' buffer from the RRV properties, regardless of where a home is located on the RRV property.

BR-LI buffer requirements from RRV lands should have a distinct set of buffers from BR-Residential (BR-R) lands that are located south of Peterson Road. Such a distinction does not exist in the BR-LI code, and it should.

Accordingly, we are requesting that the Board of Commissioners docket a text amendment for review of potential alternatives to the existing code for BR-LI buffers from BR-RV, not from BR-R.

We have prepared two alternative proposals for amendments to the County Code that we would ask that the County put forward for consideration. These two alternative proposals are attached with proposed changes to the County Code tracked and underlined (See **Exhibits B-1** and **B-2**,

¹ There are portions of only two homes along Sunrise Lane that lie within 250' of the BR-LI boundary with BR-LI land north of Peterson Road, and both of those homes have existing screening on both sides of the BR-LI boundary. See **Exhibits A-1** and **A-2**. The County considered the properties along Sunrise Lane as fully developed when the County last updated the Comprehensive Plan when those properties were removed from the Bayview Ridge Urban Growth Area.

attached hereto). Once docketed, these proposals and the on-the-ground circumstances can be reviewed in a transparent manner with all affected parties.

Our client, John Bouslog, owns approximately 135 acres of undeveloped land zoned BR-LI on the north side of Peterson Road (the "Bouslog Property"). His ownership begins approximately 600' east of Bay Ridge Drive and proceeds east nearly to Sunrise Lane. The Bouslog Property is essentially due north of the Port of Skagit Watershed Business Park (125 acres) on the adjoining south side of Peterson Road.

The Bouslog Property is only bordered on the north side by industrial/manufacturing uses (Westland Distillery, which has 3 current storage buildings with plans for up to 10 buildings) that are allowed in the RRV zone or vacant land, but the Bouslog Property is still subject to the extraordinary 250' buffer. The Bouslog Property is bordered by existing rural reserve designated property to the east, where 7 homes exist, all with the residential structures located approximately 250' or more from the boundary with the BR-LI zone. The total impact of the BR-LI 250' buffer encumbers 56.42 acres on both sides of Peterson Road. The Bouslog Property, north of Peterson, has 33.29 acres total that are impacted. Reducing to a 50' buffer would save 26.63 acres of industrial land on the Bouslog Property and would leave 6.66 acres encumbered in the buffer zone. Attached here are maps that show the existing required 250' buffer. (See **Exhibits C-1 and C-2**, attached hereto).

The existing 250' overreaching buffer will cause companies to look outside Skagit County to locate their facilities. These parcels of BR-LI zoned land are the largest remaining tracts of industrial land not only in Skagit County but also in the north Puget Sound area. The County should consider the value of developed, serviced, light industrial land to their tax base for economic development and job creation. Saving 26.63 acres of private, serviced, industrial land at a value of \$9.00/sf would equal a value of \$10 million.

We reviewed the buffer requirements in the cities and other urban growth areas in Skagit County. The Bayview Ridge buffer requirements adjacent to potential residential uses **exceeds other urban area buffers by roughly 500%!** Most other communities have buffers that range from 30-50', and many also provide for an administrator's discretion to reduce the buffer requirements.

Proposed Alternative 1 establishes different buffers for established single-family uses and for other properties. This alternative keeps a large buffer to existing single-family residences while allowing the distance of the existing residence to its boundary to the BR-LI land to be factored in and allows for the BR-LI development to have a reduced buffer when the loading and maneuvering are located on the opposite side of a building from a residential zone. This proposal also modifies the landscaping requirements between BR-LI land and adjacent parcels where the adjacent use is an established non-residential use; the Type V landscaping requirements would not apply between BR-LI land and adjacent properties that have an established non-residential use. Further, provisions are added to allow the retention of existing landscaping, fences, and/or walls.

Proposed Alternative 2 is modeled after other buffer regulations in other Skagit County communities, specifically Sedro-Woolley and Anacortes. Proposed Alternative 2 provides a set 50' buffer from a residential zone. Further, similar to Alternative 1, the Type V landscaping requirements would not apply between BR-LI land and adjacent properties that have an established non-residential use.

We prepared a table comparing the buffer and landscaping requirements in other Skagit County urban areas/cities. See **Exhibit D**, attached hereto. Also, for further reference, in the City of Marysville, pursuant to its City Code (MMC 22C.020.090 Densities and Dimensions – Development Conditions), LI designated properties which abut residentially designated properties are required to have a minimum 25' setback from the property line. And, if the specific industrial use requires a Conditional Use Permit, a 50' minimum setback is required. In the City of Everett, the setback for LI zoning from a residential zone is 50'.

We are hopeful that this additional comparative analysis is enlightening. We believe it supports our view that the existing 250' buffer is unreasonable and overreaches its purported goal of establishing a visual and noise screening function from existing residential areas, and results in a taking of valuable industrial lands from use for that purpose.

We recently met with the Port of Skagit County, and the Port does not object to the proposed text amendment.

We look forward to working with you and the Planning and Development Services office on this proposed amendment.

We ask that the County docket this proposal as part of the annual Code Amendments. Thank you for your consideration in this matter.

Sincerely,

CSD ATTORNEYS AT LAW P.S.



Jon Sitkin

JS/kab
Cc: Client
Robby Eckroth, Skagit County Planning and Development Services
Jack Moore, Director, Planning and Development Services

EXHIBIT A-1



Ravnik & Associates, Inc.
 CIVIL ENGINEERING & LAND-USE PLANNING

1633 LINDAMOOD LANE/P.O. BOX 361
 BURLINGTON, WA 98233
 PH: (360) 707-2048 FAX: (360) 707-2216



SHEET DESCRIPTION:

AERIAL PHOTO (1)

SCALE: N.T.S.

DRAWN BY: DLR

JOB NO. 18022

DATE: 04.12.2024

**PROJECT EXHIBIT
 FOR
 NORTH PETERSON BUSINESS PARK
 BINDING SITE PLAN**

EXHIBIT A-2



PRV
↓

PR-LI line
priority

Sunrise Lane

Horse
Area

Bouslog P35378

✓

EXHIBIT B-1

ALTERNATIVE 1

DIFFERENT BUFFERS FOR ESTABLISHED EXISTING SINGLE FAMILY RESIDENCES AND OTHER ADJACENT EXISTING OR POSSIBLE USES

SCC 14.16.180(7) Buffering between Industrial and Established Residential Uses Zoned Land. The following measures are intended to minimize impacts from noise, vibration, dust, other industrial impacts, and to maintain privacy and aesthetic compatibility:

(a) Loading Areas. Truck loading operations and maneuvering areas may not be located within 250 feet of an existing and established single family residence, excluding outbuildings, garages, and accessory dwelling units unless the loading and maneuvering area is located on the opposite side of a building from a residential zone. For adjacent properties with either (a) established non-residential uses, (b) established single family residences located more than 200' from the abutting property line, or (c) vacant land, truck loading operations and maneuvering areas may not be located within 50 feet of the Property line. areas zoned for residential use, unless the loading and maneuvering area is located on the opposite side of a building from a residential zone.

(b) Building Height. Building height may not exceed 35 feet for those portions of a building located within 50-100 feet from a residential zone.

(c) Within 250 feet of a residential zone, an existing and established single family residence, excluding outbuildings, garages, and accessory dwelling units all outdoor lighting must be full cut-off unless the lighted area is located on the opposite side of a building from a residential zone and lighting is at or lower than building roof line.

(d) Within 100 feet of an existing and established single family residence, excluding outbuildings, garages, and accessory dwelling units a residential zone, mechanical equipment located on the roof, facade, or external portion of a building shall be architecturally screened by incorporating the equipment in the building and/or site design so as not to be visible from adjacent residential zones or public streets. In all other circumstances, the buffer for this purpose shall be 50 feet from the property line.

(e) Equipment or vents that generate noise or air emissions shall be located to minimize impacts on adjoining residentially zoned properties.

(f) Landscaping. Type V landscaping per SCC 14.16.830 is required between BR-LI and residential zones, provided that Type V landscaping are not required adjacent to parcels with established non-residential uses as the primary use. Further, any berms that may be constructed between lands zoned BR-LI or AVR-L adjacent to parcels with established non-residential uses as the primary use shall be grassed covered without plantings.

SCC14.16.830(4) (f) Type V, Industrial Adjoining Residential in Bayview Ridge.

(i) Description. Type V landscaping is intended to provide a visual and noise buffer of industrial uses where they adjoin residential zones at Bayview Ridge.

(ii) Applicability. Type V landscaping is required along the entire property line for development within BR-LI or AVR-L where it abuts BR-R or RRv, provided that Type V landscaping are not required adjacent to parcels with established non-residential uses as the primary use. Further, any berms that may be constructed

between lands zoned BR-LI or AVR-L adjacent to parcels with established non-residential uses as the primary use shall be grassed covered without plantings.

(iii) Requirements.

(A) Width. Plantings and screening must total 30 feet in width with vegetation (existing and/or new) at 80% sight obscuring at planting, unless a fence or berm is used. With a 6' berm or 6' fence, the buffer is reduced to 15' or to 10' with a 6' wall with landscaping.

(B) Plantings and screening.

(I) Existing vegetation within the required buffer width that functionally meets or exceeds these planting requirements may must be retained.

(II) At least three alternating rows of evergreen trees, with a minimum of two-and-one-half-inch caliper and planted at intervals of 20 feet or less on center.

(III) Shrubs must be planted no more than five feet apart using plants that are at least three and one-half feet in height at the time of planting. A combination of plants and landscape materials must be placed so that the ground surrounding the shrubs will be covered within five three years.

(IV) The combination of existing vegetation, shrubs and evergreen trees should cover 70% of ground surface within 5 years of planting.

~~(C) Screening.~~

~~(I) A masonry, block, or textured concrete wall, or fully obscuring wood fence is required and must be architecturally integrated with colors and textures of the surrounding development.~~

~~(II) Where existing vegetation exceeds 150 percent of the required landscaping width, no wall or fence is required.~~

(D) Existing vegetation and Landscaping. Existing vegetation, landscaping and/or wall or fence within the required buffer in Section (A) above, may suffice for the planting and screening requirements in Section (B) above if in the opinion of a landscape architect the existing landscaping, wall and fencing provides the functional equivalent of the landscaping and screening requirements in section (B) above.

EXHIBIT B-2

ALTERNATIVE 2

(SIMILAR TO SEDRO WOOLEY AND ANACORTES- HYBRID COMBINATION)

SCC 14.16.180(7) Buffering between Industrial and Residential Zoned Land. The following measures are intended to minimize impacts from noise, vibration, dust, other industrial impacts, and to maintain privacy and aesthetic compatibility:

- (a) Loading Areas. Truck loading operations and maneuvering areas may not be located within 50 250 feet of areas zoned for residential zone use, unless the loading and maneuvering area is located on the opposite side of a building from a residential zone.
- (b) Building Height. Building height may not exceed 35 feet for those portions of a building located within 50 ~~100~~ feet from a residential zone.
- (c) Within 50 250 feet of a residential zone, all outdoor lighting must be full cut-off.
- (d) Within 50 100 feet of a residential zone, mechanical equipment located on the roof, facade, or external portion of a building shall be architecturally screened by incorporating the equipment in the building and/or site design so as not to be visible from adjacent residential zones or public streets.
- (e) Equipment or vents that generate noise or air emissions shall be located to minimize impacts on adjoining residentially zoned properties.
- (f) Landscaping. Type V landscaping per SCC 14.16.830 is required between BR-LI and residential zones, provided that Type V landscaping are not required adjacent to parcels with established non-residential uses as the primary use. Further, any berms that may be constructed between lands zoned BR-LI or AVR-L adjacent to parcels with established non-residential uses as the primary use shall be grassed covered without plantings.

SCC14.16.830(4) (f) Type V, Industrial Adjoining Residential in Bayview Ridge.

- (i) Description. Type V landscaping is intended to provide a visual and noise buffer of industrial uses where they adjoin residential zones at Bayview Ridge.
- (ii) Applicability. Type V landscaping is required along the entire property line for development within BR-LI or AVR-L where it abuts BR-R or RRv, provided that Type V landscaping are not required adjacent to parcels with established non-residential uses as the primary use. Further, any berms that may be constructed between lands zoned BR-LI or AVR-L adjacent to parcels with established non-residential uses as the primary use shall be grassed covered without plantings.
- (iii) Requirements.
 - (A) Width. Plantings and screening must total 30 feet in width with vegetation (existing and/or new) at 80% sight obscuring at planting, unless a fence or berm is used. With a 6' berm or 6' fence, the buffer is reduced to 15' or to 10' with a 6' wall with landscaping.

(B) Plantings and screening.

(I) Existing vegetation within the required buffer width that functionally meets or exceeds these planting requirements ~~may~~ must be retained.

(II) At least three alternating rows of evergreen trees, with a minimum of two-and-one-half-inch caliper and planted at intervals of 20 feet or less on center.

(III) Shrubs must be planted no more than five feet apart using plants that are at least three and one-half feet in height at the time of planting. A combination of plants and landscape materials must be placed so that the ground surrounding the shrubs will be covered within five ~~three~~ years.

(IV) the combination of existing vegetation, shrubs and evergreen trees should cover 70% of ground surface within 5 years of planting.

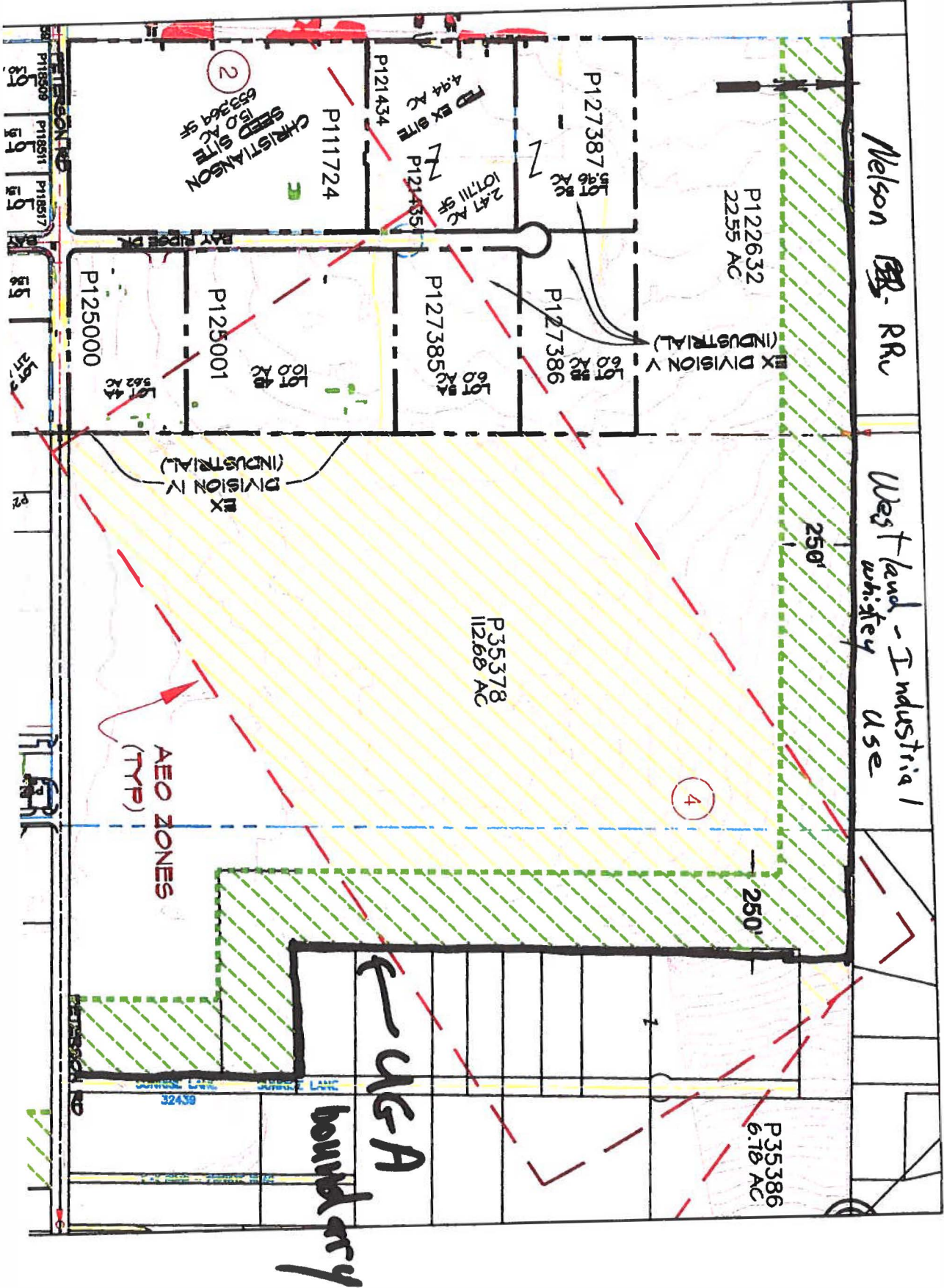
~~(C) Screening:~~

~~(I) A masonry, block, or textured concrete wall, or fully obscuring wood fence is required and must be architecturally integrated with colors and textures of the surrounding development.~~

~~(II) Where existing vegetation exceeds 150 percent of the required landscaping width, no wall or fence is required.~~

(D) Existing vegetation and Landscaping. Existing vegetation, landscaping and/or wall or fence within the required buffer in Section (A) above, may suffice for the planting and screening requirements in Section (B) above if in the opinion of a landscape architect the existing landscaping, wall and fencing provides the functional equivalent of the landscaping and screening requirements in section (B) above.

EXHIBIT C-1



Nelson RR

Westland - Industrial Use

P122632
22.55 AC

INDUSTRIAL
DIVISION V

P127387
8.9 AC

P121434

P111724

CHRISTIANSON
50 AC
SEED SITE
633264 SF

P127385
8.9 AC

P127386
8.9 AC

P125001
8.9 AC

P125000
8.9 AC

P35378
112.68 AC

P35386
6.78 AC

AEO ZONES
(TYP)

US-A
boundary

2

4

32439

EXHIBIT C-2

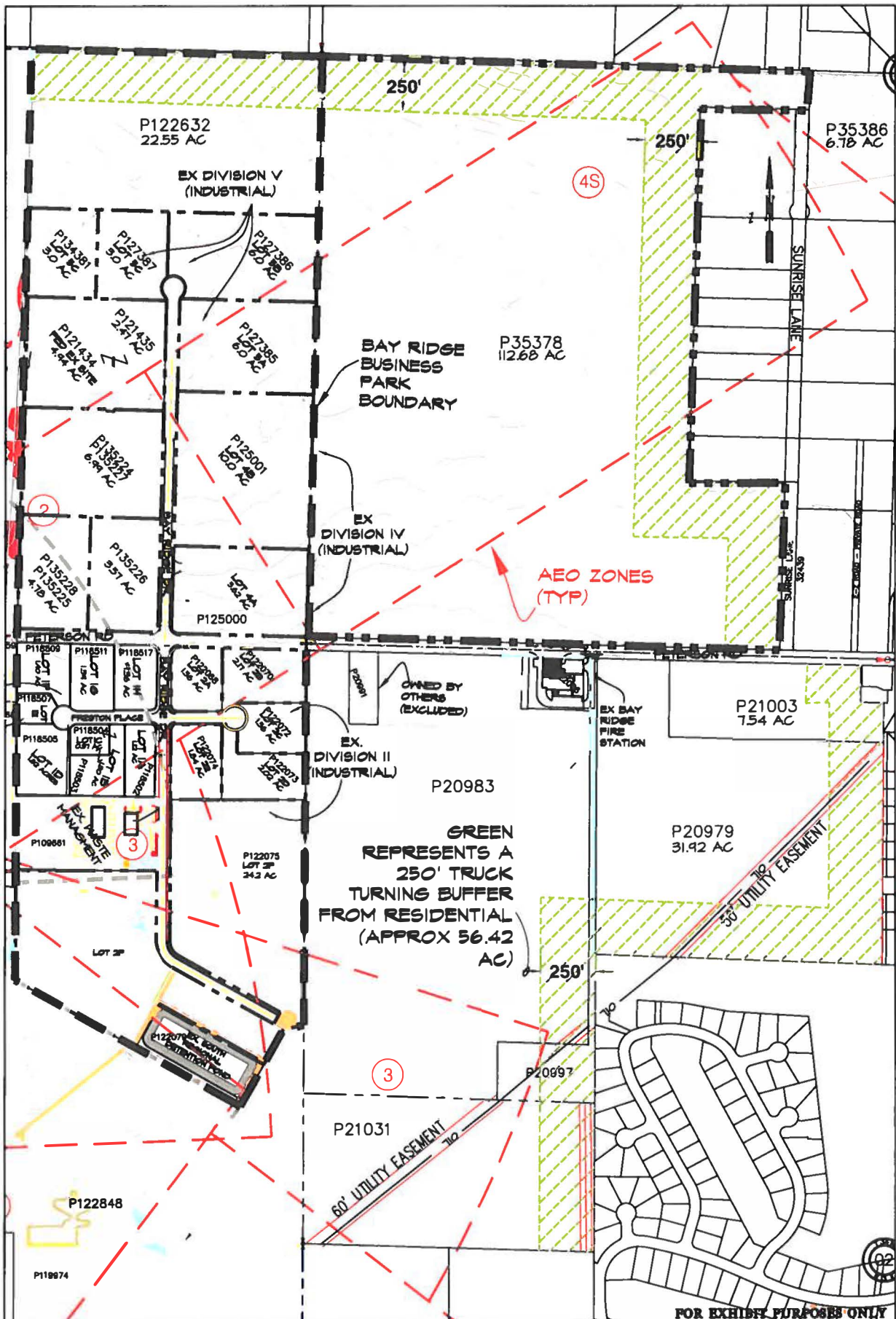


EXHIBIT D

**COMPARISON TABLE OF
BUFFER AND LANDSCAPE REQUIREMENTS FOR INDUSTRIAL USES NEXT TO RESIDENTIAL ZONES
IN SKAGIT COUNTY**

	SKAGIT COUNTY	BURLINGTON	MT. VERNON	SEDRO WOOLEY	ANACORTES
Buffer Width/Requirement	250' for truck loading unless on opposite side of building where it is 50'	10', may be reduced to 5' (BMC 17.80.105.C)	10'	30' with vegetation at 80% sight obscuring at planting unless fence or berm is used. With berm, or 6' fence reduced to 15' with landscaping, or reduced to 10' with 6' wall with landscaping	5' with fence plus screening or 10' with no fence , screening required Service Areas (loading docks, etc.) 20' from residential zoned property
Admin Reduction Allowed	NO	YES	YES	YES	YES
Screening Requirement	Plantings must be 30' in width, 3 alternating rows of trees at 20' intervals, shrubs 5' apart with plants 3.5' in height at planting	Evergreen Trees 15' on center Maximum; cover 85% of ground surface of screening area within 2 years; PLUS wall or fully	Type II- solid sight barrier- double row of trees minimum 15' spacing off set with earth berm minim of 2.5' with ground cover over 85% of buffer/screen area; alternative to berm	6' sight obscuring fence in Ind zone Evergreen trees 15' on center for effective barrier covering 85% of ground surface of screening area	Minimum 10%-15% depending on zone; selected plant materials and configuration must be able to screen 70 percent of the unwanted views within five years of planting and screen

		obscuring fence unless existing vegetation exceeds 150% of required landscaping width	is 6' sight screening fence		100 percent of the unwanted views within six years of planting; spacing between 10-25 feet on center depending on tree size
Landscaping		5% of site area (BMC 17.80.070.A)	Type II- solid sight barrier- double row of trees minimum 15' spacing off set with earth berm minim of 2.5' with ground cover over 85% of buffer/screen area; alternative to berm is 6' sight screening fence		Primarily evergreen trees; spacing between 10-25 feet on center depending on tree size; 1 shrub per 20 sq. feet, ground cover to cover buffer area



Port of Skagit

April 25, 2024

Mr. Jack Moore
Planning and Development Services
1800 Continental Place
Mount Vernon, WA 98273

Sent Via Email: pdscomments@co.skagit.wa.us

Re: 2024 Proposed Amendments to the Comprehensive Plan

Dear Mr. Moore,

I write on behalf of the Port of Skagit (Port), to provide comment on 2024 Proposed Amendments to the Comprehensive Plan as follows:

LR-24-01 Bayview Ridge Light Industrial Buffer Reductions

The Port supports reducing the Bayview Ridge Light Industrial buffer requirements to maximize use of limited light-industrial zoned property while still mitigating potential visual and noise impacts to adjacent residential-zoned properties. Industrial lands are a job-producing asset for our community, and a 2014 Industrial Lands Inventory Study completed by ECONorthwest documented a limited supply of large-lot industrial lands in Skagit County. It is a community benefit to have buffer requirements that reduce impacts to neighboring residential properties while keeping as much industrial land as possible available for development.

The Port's goal for the Watershed Business Park property on Bayview Ridge is to create an economically productive business park while ensuring compatibility with neighboring residential, airport, and pipeline uses. The Port is planning for a 100-ft separation between residential properties and new development along with fencing and landscaping to reduce visual and noise impacts.

LR24-04: AEO Disclosure Addition and AEO Compatibility Updates

The Port petitioned for updates to the Airport Environs Overlay Code to add a notice disclosure requirement, update requirements regarding exhaust plumes, and add a requirement regarding electronic interference. The Port has requested these changes to protect the long-term viability of Skagit Regional Airport by increasing awareness of the Airport and conforming with land use compatibility guidance issued by Washington State Department of Transportation Aviation Division and Federal Airport Administration.

Real Estate

Airport Services

Marine Services

Community Initiatives

Administrative Offices / Airport
La Conner Marina

15400 Airport Drive, Burlington, WA 98233 | phone 360-757-0011 | fax 360-757-0014 | www.portofskagit.com
613 North 2nd Street, P.O. Box 1120, La Conner, WA 98257 | phone 360-466-3118 | fax 360-466-3119

Mr. Jack Moore

April 25, 2024


Page 2

C24-3 Storage of Unlicensed and/or Inoperable Vehicles Amendment

The Port supports removing as a use the storage of unlicensed and / or inoperable vehicles from all zones except the Urban Reserve Commercial Industrial (URC-1). The Port currently owns AVR and NRI zoned properties and understands the use of storage of unlicensed and /or inoperable vehicles would be removed from these zones.

The Port supports the Skagit County Board of County Commissioner's docketing of the above-identified proposals for further consideration through the County's process.

Sincerely,



Heather A. Rogerson
Planning and Development Director

Skagit County Commissioners
Mount Vernon Wa. 98273

April 22, 2024

RE: Comments for 2024 Comp Plan Update docketing proposals,
Creation of a new Section SCC 14.16
Zoning to regulate fencing.

C24-2 Fences Section- SCC14.16.825 (5)

We oppose the proposed fencing height requirements as there are historical barbed wire fences installed on Skagit County agriculture lands and rural lands which are more than 5 feet high. The proposed change does not specify that existing fencing is exempt from the 5 foot height limit. We recommend adding Ag/NRL lands to the exempt zones to allow both historical fencing to remain and for new fencing to be the height to accommodate farmland, livestock, crops, horses and residential land protection. Large animal corrals require 7-8 foot height with barb wire to keep animals contained. Fences need to be 8 feet in height with barb wire on top to provide protection from elk intrusion damages which also occurs inside UGA's lands.

Friends of Skagit County
Randy Good President
35482 State Route 20
Sedro Woolley Wa. 98284
360-856-1199

A handwritten signature in black ink that reads "Randy Good". The signature is written in a cursive, slightly slanted style.

Robby Eckroth

From: Darcie Nielsen <DarcieN@nielsenbrothers.net>
Sent: Monday, April 22, 2024 1:53 PM
To: PDS comments
Subject: Skagit County's 2024 Docket of Proposed Policy, Code, and Map Amendments

Dear Skagit County Planning Department, Planning Commission, and Board of County Commissioners,

We write with concern regarding the County-initiated 2024 Docket proposal:

C24-3 Storage of Unlicensed and/or Inoperable Vehicles Amendment.

Nielsen Brothers, Inc. conducts its logging operations out of 11.89 acres of Natural Resource Industrial (NRI) zoned land located at 25046 State Route 20 (SR-20) just east of Sedro Woolley. As part of our 'shop' operations on the site we repair and store spare parts for numerous pieces of heavy equipment including log loaders, yarders, processors, skidders, dozers, log trucks, dump trucks, lowboys, etc. and also smaller crew trucks and commercial vehicles used for logging and road building purposes. We also store culverts and pipes used in building logging roads and bridges on the property. While we don't operate a "junkyard" some of the equipment and vehicles stored on the property are inoperable and unlicensed, however, they are routinely harvested for spare parts.

We are concerned that the proposal to "remove storage of unlicensed and/or inoperable vehicles as an Administrative Special Use" in the NRI zone will negatively impact our ability to conduct our operations in the future as we seek to make improvements to the site. The ability to store inoperable equipment and vehicles as well as spare parts for our logging equipment relates to, and is a critical part of, this natural resource-related industrial use.

While we can appreciate this proposed change being necessary for most of the other zones, we object to such a change for the Natural Resource Industrial zone. Natural resource industries rely on a variety of heavy equipment and vehicles to conduct operations in the forests and fields. Given the nature of the work, the wear and tear on equipment is substantial, as such, being able to store inoperable vehicles and equipment, and rebuild and reuse parts is an essential part of the enterprise.

Please consider our concerns on this matter as you proceed through the Docket amendments in the months ahead.

Thank you,

Darcie Nielsen
Land Manager/Government Liaison
Nielsen Brothers, Inc.
100 Pine Street
Bellingham, WA 98227
360-671-9078

Robby Eckroth

From: Mark Madden <mtsmark44@outlook.com>
Sent: Sunday, April 21, 2024 3:24 PM
To: PDS comments
Subject: Skagit County's 2024 Docket of Proposed Policy, Code, and Map Amendments

Thank you for addressing comments to the 2024 Docket proposals.

I agree with changing the faulty language in SCC 14.16.360(7)(b)(i). The existing language requires unrealistic structure heights on land above the base flood elevations. However, the best change is the complete removal of the entire section. Removal of the section will reduce the appearance of picking on Guemes west shore property owners, reduce detrimental roof slopes on structures, and provide consistency with all other structure height limitations in Skagit County. The section provides no benefit to anyone as it is, or as it would be when limited to flood hazard areas.

Building heights will not block views on the west Guemes beaches. By far most of the homes below the base flood elevation (BFE) on Guemes Island are on one of the two no bank waterfront beaches on the west shore. The northern west shore beach, known as Indian Village, has no building lots behind the below BFE waterfront homes (east of) lower than 70 feet of elevation. Ninety percent of the land behind these homes is owned by property owners that also own beachfront lots in front of their back property lots. All the land east of beachfront land is also east of West Shore Road. No views would be blocked by beachfront homes on Indian Village, even if the dense forest between was removed.

The southern west shore beach is known as West Beach. Land behind (east of) the beachfront lots are mostly wetlands. Most beachfront property owners own the property east of West Beach Road that divides their property. There is little chance that waterfront building heights could impact views behind beachfront properties.

Building height limitations can be detrimental to homes on the Guemes west shore. Lower building heights generally mean flatter roofs. Winter windstorms directly from the Straits coupled with heavy rain can force water up hill on low pitched roofs. Uphill rainwater flows into vents that dampen attic insulation and causes ceiling leaks. Long term this water can lead to harmful mold or even rotting. Steeper roofs reduce uphill rainwater but require a higher building height.

Placing building height restrictions only on some Guemes Island waterfront structures is inconsistent. It would mean the structure height limitation in some of the waterfront structures on Guemes Island would be different than the entire Skagit County, including other Guemes Island structures. This is unfair to a limited number of property owners with waterfront property. And the limitation benefits no one.

Recently, Skagit County approved changes to its Shoreline Management that limits the building height to 35 feet within the shoreline area. Another restriction on these property owners is unnecessary.

Please consider the total removal of 14.16.360(7)(b)(i) in its entirety. The restriction has no valid purpose.

Regards,
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