



11/20/11

Dear Skagit County Commissioners,

Our names are Dan and Rebecca Peck. We are applying for a rezone on parcel P112774, along with Art and Vickie Jensen (P35204), from RRv to RI. We request that our case for the rezone be docketed so that we can present the full information to you.

Background:

We bought the full 10.89 acres in 1989, when it was originally zoned 1 acre lots. The zoning line was at Bayview Road; we on the north side of the road were 1 acre and those on the south side were 10 acres, as it had been since the 1960's.

We participated in the GMA process. Throughout the multiple years' long process, the proposed maps always kept the same zoning line of Bayview Road, while they did show our parcel as being included in RI. This meant that instead of ten 1 acre lots, we would be allowed four 2.5 acre lots. This was exactly what we desired. We did not object at all to losing 6 potential lots. In fact, the only reason we did not divide into the four 2.5 acre lots during the GMA process is that we were assured by discussions with County employees and all the many map versions that the zoning would end up what we desired. That was true up until 30 days before GMA adoption when the final map moved the zoning line from Bayview Road to our north fence line.

We then asked the Planning Department staff for an explanation and we never did receive one. When the County had to open a window of opportunity for subdividing due to the hundreds of complaints, we wrote our Commissioner, Mr. Hart, and he responded that the window of opportunity would help us at least get two parcels. We never filed a formal appeal and have never formally asked for a rezone. We did divide the property into two 5 acre parcels during the window of opportunity.

Points:

- Mr. Kirk Johnson, Senior Planner of Skagit County Planning Department, provided the briefing of the process at the docketing hearing on 11/8/11. Mr. Johnson said that the do-not-docket recommendations were based on "fatal flaws" of the proposals. However, Mr. Johnson did not share any fatal flaw about our proposal, instead, the only point that was highlighted is the belief that we have asked for a rezone on this parcel twice before and had been denied. Regardless of arguing about whether that is true, even if it were true that was 15 years ago. We do not understand how that is considered a "fatal flaw".

- Our parcels are not farm land, not in the flood plain, and are not forested.

We simply ask that we are given a fair chance at presenting our proposal. Please docket our proposal so that we can state our case for the rezoning.

Thank you for your consideration,

Daniel A Peck and Rebecca Peck

Dan and Rebecca Peck
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