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SKAGIT COUNTY  
PDS

May 4, 2012

Skagit County Planning and Development Services  
Attn: Mr. Kirk Johnson  
1800 Continental Place  
Mt. Vernon, WA 98273

Subject: PL11-0240 Jensen/Peck Plan Amendment Request

Dear Mr. Johnson:

I am writing this letter to follow up on the testimony that I gave at the public planning commission hearing on May 1, 2012. I own and live on parcel # P35201 (north border of Peck parcel). Until we received the April 17, 2012 meeting notice, I was unaware of the amendment request.

During your consideration of this amendment request, please take into consideration the following items:

**Incremental Low Density Sprawl:** During the last 7 years, I have seen 7 houses/trailers built or being built in the Bayview Road Community near my parcel. With the potential of adding 3-4 more additional houses via the subject request, this is a large housing density impact within a short time.

By looking at the zoning map for the subject request, it appears that changing the zoning from rural reserve to rural intermediate is outward expansion of rural intermediate boundary rather than infill.

If the rural intermediate zoning is extended to Bayview Road, additional zoning changes along Bayview Road will continue to be requested of and if granted by the county will result in sprawl growing east up Bayview Road.

The existing physical boundaries, Starvation Ridge Lane and Frans Ridge Lane, are logical limits for defining the rural intermediate and rural reserve zones.

**Preservation of the Rural Character of the Bayview Road Community:** With the addition of the new houses as mentioned previously, Bayview Road is changing from a rural character (gardens, livestock, poultry, grass pasture) to a suburban character (manicured landscaping, no livestock or poultry).

If this request is approved, we would see an additional 3-4 more houses of suburban character. This would collide with the existing rural character and uses of property in the Bayview Road Community.

**Water Quality Impact:** With the addition of recent, current, and future building, there is additional loading of storm-water runoff into No Name Slough.

Bayview Road area soils are typically 0.5 to 1 foot of soil over a larger clay layer. Drainage problems are normal in the area due to ponding of water. Many property owners solve this problem by use of french drains and then direct drainage to either a secondary ditch or directly to the main ditch along Bayview Road.

Runoff from the new impervious surface areas (roofs, driveways) and previously ponded waters are concentrated and increase the flow through the existing ditch system that flows into NoName Slough.

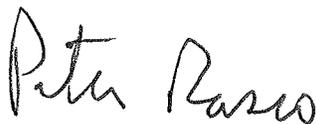
The cumulative water quality impact of the recent, current, and proposed new building needs to be evaluated.

In March 2005, the Skagit Conservation District and the Padilla Bay National Estuarine Research Reserve prepared Feasibility Study of Proposed Water Quality, Drainage, and Habitat Improvement Activities in the No Name Slough Watershed, Skagit County, Washington.

Section 4.3.3 of this study recommends that Skagit County Planning Department improve the comprehensiveness of review of development activities in the watershed by engaging technical input from Dike District 12, Skagit Conservation District, and Padilla Bay National Estuarine Research Reserve.

Thank you for your review and consideration. If you have any questions, please feel free to contact me at 360.630.9376 or via email at [peter\\_rasco@yahoo.com](mailto:peter_rasco@yahoo.com)

Sincerely,

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

Peter Rasco