

**TESTIMONY AND WRITTEN PUBLIC COMMENTS:  
ANNUAL COMPREHENSIVE PLAN AMENDMENTS 2015 DOCKET  
COMMENTS/TESTIMONY RECEIVED OCTOBER 8–29, 2015**

<b><i>Name (Organization)</i></b>	<b><i>Applicant or General Public</i></b>	<b><i>Petition</i></b>	<b><i>Method</i></b>
Aarstad, Jon and Susan	General public	PL15-0383	Email (10/28/15)
Baker, Sadie	Applicant	PL15-0379	Testimony
Bynum, Ellen (FOSC)	Applicant	NC-1 and 6; PL15-0383; PL13-0299	Testimony + emails (10/28 & 29/15)
Carmichael, Robert	Applicant	PL15-0383	Testimony + email (10/28/15)
Coleman, John (City of Sedro-Woolley)	Applicant	PL13-0299	Testimony
Crawford, Mike	Applicant	PL15-0383	Testimony
de Fermery, Dorothy	General public	PL13-0299	Testimony + email (10/29/15)
Ehlers, Carol	Applicant	NC-2, 3, 4, and 5	Testimony + map (10/27/15)
Foist, Robert Houston	Applicant	PL15-0378	Testimony
Good, Randy (FOSC)	Applicant	NC-6 and 7	Testimony + letters (10/27/15)
Harrington, Harold	Applicant	Process; water/wells on islands	Testimony
Harrison, Bryan (City of Burlington)	General public	CP-2	Testimony
Hass, Ron (Avalon Golf Links)	General public	PL15-0383	Letter (10/28/15)
Hurd, Peter	General public	PL13-0299	Testimony + letter (10/27/15)
Knutzen, Bill	General public	CP-1	Testimony + letter (10/27/15)

**TESTIMONY AND WRITTEN PUBLIC COMMENTS:  
ANNUAL COMPREHENSIVE PLAN AMENDMENTS 2015 DOCKET  
COMMENTS/TESTIMONY RECEIVED OCTOBER 8–29, 2015**

(Knutzen Properties)			
Knutzen, Kraig and Colleen	General public	CP-1	Letter (10/29/15)
Mitchell, Roger	Applicant	NC-8, 9, 10, 11, 12, 13, and 14	Testimony + email (10/29/15)
Rohweder, Richard	General public	CP-2	Email (10/28/15)
Stauffer, Ed	Applicant	NC-15, 16, and 17; all NCs in general	Testimony
Sygitowicz, Bill	Applicant	PL15-0383	Email (10/28/15)
Woolson, Seth (Chmelik Sitkin & Davis PS), representing John Bouslog	General public	CP-1	Testimony

**From:** [Aarstads](#)  
**To:** [PDS comments](#)  
**Subject:** Fwd: Comprehensive Plan Amendments 2015 Docket, Application No. PL15-0383, Applicant Bill Sygitowicz, Skagit Partners, LLC, as amended to request 3500 population from County portion of allocation to new UGA.  
**Date:** Wednesday, October 28, 2015 4:59:59 PM

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Sent from my iPad  
Jon T. Aarstad

Begin forwarded message:

**From:** Aarstads <[aarstads@comcast.net](mailto:aarstads@comcast.net)>  
**Date:** October 28, 2015 at 4:48:45 PM PDT  
**To:** [pdscomments@co.skagit.wa.us](mailto:pdscomments@co.skagit.wa.us)  
**Subject: Re: Comprehensive Plan Amendments 2015 Docket, Application No. PL15-0383, Applicant Bill Sygitowicz, Skagit Partners, LLC, as amended to request 3500 population from County portion of allocation to new UGA.**

To Board of Commissioners and Planning Department:

I urge the Planning Department and the Board of Skagit County Commissioners to docket, accept and include the amended Skagit Partners, LLC proposed "Avalon" project to the 2015 Skagit County Comprehensive Plan Amendments. A project of this nature has been at the forefront of past Skagit County Commissioners since I began working for Skagit County in 1977. The goal of the Commissioners was to preserve our farmland and retain the important character of our agricultural community. In addition the Commissioners had also recognized the potential hazards of seasonal flooding from the Skagit and Samish Rivers to our lowland valley and the potential damage to those who live in the County's floodplain . As a result of these two concerns the Commissioners strongly encouraged growth to occur in areas outside of the floodplain and in areas out of the valley's important and fertile agricultural lands. The Skagit Partners, LLC proposal clearly responds to these significant issues with its' location near the Avalon Golf Course on Butler Hill and surrounding uplands. Combined with full utility services, excellent transportation access to major arterials and State and Federal highways, a location for a greatly needed school and the willingness by the Skagit Partners,LLC to fully plan the site in accordance with Skagit County and State GMA regulations the amended proposal deserves your full support and inclusion into the 2015 Comprehensive Plan Amendments.

I personally thank you for your strong consideration and support. It is greatly appreciated and will result in a very positive asset to Skagit County in new jobs and increased taxes.

Sincerely,  
Jon and Susan Aarstad

17333 Peterson Road  
Burlington, WA 98233

Sent from my iPad  
Jon T. Aarstad

**From:** [Ellen Bynum](#)  
**To:** [PDS comments](#)  
**Cc:** [Commissioners](#); [FOSC Office](#); [Mayor Steve Sexton](#); [Mayor Laurie Gere](#); [Mike Anderson](#); [Mayor Ramon Hayes](#); [Mayor Joan Cromley](#); [Mayor Jason Miller](#); [Mayor Jill Boudreaux](#); [Mayor Debra Heinzman](#)  
**Subject:** Comments on PL15-0383 proposal to develop an unincorporated UGA by Skagit Partners, LLC  
**Date:** Wednesday, October 28, 2015 1:29:26 PM

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Dear Commissioners and Planning Staff:

Friends of Skagit County opposes docketing PL15-0383 Skagit Partners, LLC proposal to re-designate approximately 1,200 acres of rural and resource land to an unincorporated UGA in the Avalon Golf Course area.

The GMA requires and the county has identified its resource lands for protection in the Skagit Comprehensive Plan, its policies and the county code. State law also requires cities to conduct regular buildable lands analyses of available developable lands and determine urban growth areas based on proven need.

Skagit County's cities and towns have NOT indicated to the county that there is ANY need for a stand alone UGA to accommodate future growth. In fact cities have made minor requests to extend their respective UGAs because they have continued to appropriately size their UGAs and use infill and other incentives to accommodate growth.

We ask that Commissioners do not continue this proposal as there is no evidence that the project is necessary to comply with the GMA, County Comprehensive Plan, Countywide Planning Policies or county codes for Skagit County's current and/or future land use planning.

Thank you for your time and consideration.

Ellen

Ellen Bynum, Executive Director  
Friends of Skagit County  
110 N. First St. #C  
P.O. Box 2632 (mailing)  
Mount Vernon, WA 98273-2632  
360-419-0988

[friends@fidalgo.net](mailto:friends@fidalgo.net)

[www.friendsofskogitcounty.org](http://www.friendsofskogitcounty.org)

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Please consider the future B 4 printing.

**From:** [Ellen Bynum](mailto:Ellen.Bynum)  
**To:** [PDS comments](#)  
**Subject:** Fwd: Comments concerning PL13-0299 City of Sedro Woolley  
**Date:** Thursday, October 29, 2015 2:40:49 PM

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Begin forwarded message:

**From:** Ellen Bynum <[skye@cnw.com](mailto:skye@cnw.com)>  
**Date:** October 29, 2015 2:12:58 PM PDT  
**To:** Planning & Development Services <[pds@co.skagit.wa.us](mailto:pds@co.skagit.wa.us)>  
**Cc:** FOSC Board, FOSC Office <[friends@fidalgo.net](mailto:friends@fidalgo.net)>  
**Bcc:** Roger Mitchell <[rmsendit@startouch.net](mailto:rmsendit@startouch.net)>, Gary Hagland <[haglandg@toriiittraining.com](mailto:haglandg@toriiittraining.com)>, Dorothy de Fremery <[ddefremery@cnw.com](mailto:ddefremery@cnw.com)>, Diane Freethy <[freeprss@frontier.com](mailto:freeprss@frontier.com)>, Andrea Xaver <[dancer@fidalgo.net](mailto:dancer@fidalgo.net)>, Lori Scott <[srsracing@frontier.com](mailto:srsracing@frontier.com)>  
**Subject: Comments concerning PL13-0299 City of Sedro Woolley**

Dear Commissioners:

Friends of Skagit County opposes Sedro-Woolley's request to add land to the UGA.

The GMA and many of the GMHB rulings are clear that cities cannot increase the size of their UGAs and/or annex land because they want to do so, or because a landowner requests that they do so. Cities must show that the land is necessary and that the projected growth in population cannot be achieved within the existing boundaries for the city and/or the UGA.

The city has not shown that the growth cannot be accommodated within the current city and UGA boundaries. We are concerned that the proposal does not consider how or when the public facilities and services will be provided. The GMA is clear that new growth should be located first in areas that are already characterized by urban growth, including public facilities, secondly in areas already characterized by growth and will be served by facilities (public or private) and third in the remaining portions of the UGA. Only after these areas have been included in the UGA can additional rural areas be added to the UGA.

With the recent acquisition of the Northern State campus, we cannot see any need to change County zoning within the UGA or add additional acres to meet the adopted 20 year population and jobs growth.

The GMA requires that UGA expansions be adjacent to land that is characterized by urban growth. As we understand it the adjacent land is residential land and a change of zones to the adjacent lands to commercial/industrial does not comply with the GMA. A shift of an urban commercial industrial lands allocation to non-urban areas interferes with Goals 1 and 2 of GMA. Both Skagit County and the City of Sedro Woolley must prohibit rezoning new commercial and industrial

zones in rural areas when there are adequate lands currently included in these zones.

The original application for this project was listed as a map amendment. The box stating that this was a redesignation to commercial/industrial zoning was unchecked. The second application says this project is an "area map" amendment.

We understand that the forms now have additional choices; however, the County should not permit applicants to change information that is essential to determining whether the project is in compliance with the GMA and the Skagit Comprehensive Plan.

An additional concern is whether the public notices fully complied with the requirements under GMA.

Please reject this proposal until the existing land base has been fully developed and there is proven need for expansion.

Ellen

Ellen Bynum, Executive Director  
Friends of Skagit County  
110 N. First St. #C  
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[www.friendsofskogitcounty.org](http://www.friendsofskogitcounty.org)

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Please consider the future B 4 printing.

**From:** [Bob Carmichael](#)  
**To:** [PDS comments](#)  
**Cc:** [Bill Sygitowicz](#)  
**Subject:** Comprehensive Plan Amendments 2015 Docket  
**Date:** Wednesday, October 28, 2015 11:25:06 AM

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To Board of Commissioners and Planning Department:

*Re: Comprehensive Plan Amendments 2015 Docket, Application No. PL15-0383, Applicant Bill Sygitowicz, Skagit Partners, LLC, as amended to request 3500 population from County portion of allocation to new UGA.*

Thank you for the opportunity to speak at the docketing hearing yesterday. This e-mail follows up on my comment at the hearing about a path forward for the above-referenced Avalon UGA proposal. A roadmap for completing the new UGA designation requested may be gleaned from reading the Supreme Court decision of *Quadrant Corporation v. Central Puget Sound Growth Management Hearings Board, et al.*, 154 Wn. 2d 224, 110 P.3<sup>rd</sup> 1132 (2005).

In the *Quadrant* case, King County designated the Bear Creek area as a UGA under RCW 36.70A.350, which provides an alternative means under GMA of designating a UGA. *Id.* at 241-242. To do so, King County adopted development regulations which “mirrored and amplified” the existing requirements contained in RCW 36.70A.350. *Id.* at 242. Hence, to facilitate adoption of the UGA, the County may use the existing statutory criteria as the framework for any new development regulation.

Furthermore, consistency with the statutory criteria of RCW 36.70A.350 and with any new development regulation concurrently adopted by the County which are based on these statutory criteria, is all that is required to lawfully establish a new UGA under RCW 36.70A.350. So long as the new UGA meets the statutory criteria of RCW 36.70A.350, it need not conform to other goals of the GMA. In fact, in the *Quadrant* case, the challenger to the new UGA (“FOTL”) argued that the new UGA did not comply with various goals of the GMA, including anti-sprawl provisions. The Washington Supreme Court rejected this argument:

“ FOTL misinterprets this provision. A more persuasive reading suggests that counties must comply with the enumerated state mandated requirements and that *counties* may establish additional requirements for permitting the creation of FCCs. King County did just that. The Board found that King County’s development regulations for the Bear Creek FCC “*mirror[ed] and amplify[ied]* the nine detailed requirements . . . contained in RCW 36.70A.350(1)(a)-(i).”

. . .

“King County complied with the process allowed by section .110, elected to designate the Bear Creek area as an FCC, and then subsequently followed, and in fact “amplified,” all the criteria set forth in section .350. FOTL has not shown that King County failed to be “guided” by the urban growth and antisprawl goals in exercising their discretion.”



*Quadrant*, at 246-247.

It is clear from the *Quadrant* case that new UGA's created under RCW 36.70A.350 need not be tested by other goals of the GMA, but rather must only meet the criteria of RCW 36.70A.350, and any additional criteria the County wishes to impose in a new development regulation. As was acknowledged by the Planning Director in the staff report comment on Avalon, the County may adopt such a development regulation concurrent with consideration of the Comprehensive Plan Amendment application for the new Avalon UGA. Based on the *Quadrant* case, development of a new regulation could consist of adopting the criteria of RCW 36.70A.350, with any additional criteria, directly into the Skagit County Code. With that, the merits of the application may be considered.

As indicated, we stand ready to work with the County and devote the resources necessary to begin turning our proposal into a reality. It will take time, but we would like to start. On behalf of Skagit Partners, I respectfully request the Commissioners vote to docket our proposed comprehensive plan amendment for consideration in the County 2016 planning update.

Thank you.

Bob

**Robert A. Carmichael** | Attorney  
[bob@CarmichaelClark.com](mailto:bob@CarmichaelClark.com)

Carmichael Clark, PS  
1700 D Street                      P. 360 647 1500  
Bellingham, WA                  F. 360 647 1501  
98225                                  CarmichaelClark.com  
\*\*\*\*\*

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From: Dorothy de Fremery  
To: [Dorothy de Fremery](#)  
Subject: Comprehensive Plan Amendments, 2015 Docket  
Date: Thursday, October 20, 2015 1:48:19 PM

These comments are in relation to the request by John Coleman, City Planner for the City of Sedro-Woolley at the October 27, meeting of the Skagit County Planning and Development Services.

There is a great deal of concern about lack of notification to the people directly impacted by these determinations, particularly in regard to the possible rezoning of approximately 128 acres of land zoned R-5 to Industrial in the Garden of Eden, Jones Road vicinity, as well as the 50 plus acres of land located on Western Road that is currently farmed, and has been for some years.

In 2014, when these meetings first began there was overwhelming opposition to this proposal. At that time we were told this Rezoning Proposal would be shelved. Both Eron Berg and John Coleman, were present at this meeting.

Then another Meeting was scheduled for August 18, 2014 to revisit this issue. There had been no mailings to those directly impacted until one of the residents got wind of it and made a complaint. Mailings were then sent out (but only to those on the list who had signed in at the 2014 meeting). These letters arrived either the day before, or the day of the actual meeting. At that meeting, it was changed from a hearing to a workshop, as proper notification process had not been followed. They told us there was to be one other meeting scheduled during the day sometime in September. I complained that there needed to be another evening meeting to represent those who could not attend during the day. Nothing came of that. I also asked about having the notice be run in the SVH more than one time, but was told by John Coleman that it would be too expensive. The cost, according to the Herald, is \$15.86 per column inch. When you consider the impact on property values, and land use rights, it would seem that better notification could be arranged.

Next there was a meeting slated for October 20<sup>th</sup>. The informational packet for that meeting was not posted on the website until the day prior. Still, because of one person going around and knocking on doors, and myself mailing out notices to those who had attended earlier meetings, there was a good turnout, again strongly opposed. However, after the public comment period, it was not made clear to those who attended that the discussion would continue on after that period. Most got up and left. About six of us remained. Those who left early were not aware that this discussion was to be continued on November 3<sup>rd</sup>.

The Legal Notice in the SVH for the November 3<sup>rd</sup> meeting states that "No public input will be taken at this roundtable session as the commission uses the previous public comments to help draft proposed changes". You can see our frustration.

The information above deals only with the communications aspect.

There are other very concrete reasons that this land is not suitable for an industrial zone. It has a history of poor drainage, it runs off into Padilla Bay, and includes a salmon stream, among others.

For myself, it is more personal. I do not live within the boundaries of the land being considered for this rezone, but on a small road directly below it where traffic from that site would funnel through. Already in the 25 plus years I have lived here this road has been widened twice. Each time we have experienced an increase in traffic often exceeding the speed limit. This is a small family neighborhood with young children and pets playing in near proximity to the road.

Many of us who have lived in this area have owned our homes for upwards of 25 years. I personally chose to live here because I wanted a place to raise my two children that was relatively quiet, where they could raise animals, plant a small orchard, and garden.

Over the years I have gradually been able to realize these dreams. I am not talking about 'property value' but personal value. I want to remain here for my life, as this is now my family home. My adult children grew up here since they were 3 and 5 years of age. My son still returns most weekends to help with projects. It has great meaning to both my son and daughter, who refer to our home as 'The Garden of Eden'. I do see a lot of residential growth in this area, but I knew that on coming in, I can still go outside at night, watch sunsets and view the stars without having them obliterated by lights from an industrial site. The thought of converting the 'Garden of Eden Road' into an industrial site is more than a bit ironic. THIS is what I mean by property 'value' as opposed to monetary.

At the meeting of October 20, 2015, we were told that the jobs at Northern State could not be counted as they were "two birds in a bush". Yet a full month before John Coleman had written a memo addressed to the GMA Steering Committee whose subject line is 'Employment Projections for North Cascades Gateway Center at Sedro-Woolley UGA'. I am unclear why those additional acres and jobs are not being counted towards what is needed to fulfill the industrial growth requirements for our area.

We have also been told that more residential land will be needed. How does it make sense to take currently existing residentially zoned land, rezone it to industrial, and then go looking for more additional residential lands somewhere else?

At the October 20, meeting John commented something to the effect that he was surprised and appreciated that so many of us turned up. If our presence were truly appreciated, then wouldn't you think more effort would be made on their part to publicize these meetings from the very beginning?

I hope with all my heart that you will not consider allowing this to go further.

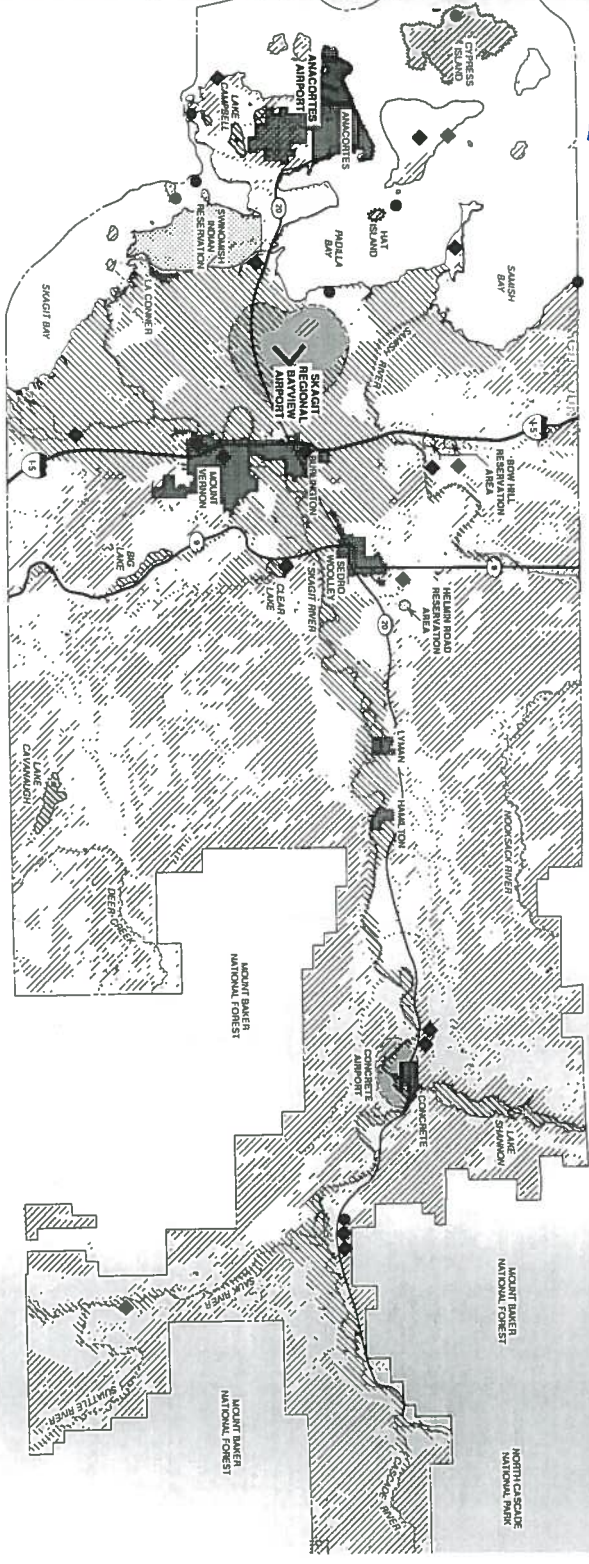
Sincerely,

Dorothy de Fremery

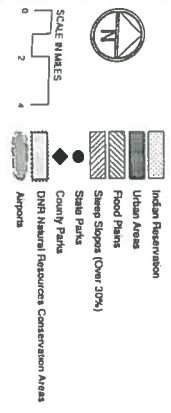
Address: P.O. Box 66, Clear Lake, WA 98235  
Address: 316 Garden of Eden Road, Sedro-Woolley, WA 98284

Mailing  
Residence  
PH:856-1727

RECEIVED  
 Carol Eshlers  
 OCT 27 2015  
 @public hq.



Source: Skagit County Planning Department, County and City Maps



Note: Areas that are white show potential locations for siting of solid waste handling facilities such as MSW landfills or other disposal sites. Further regional and local study would be required for specific sites within these areas.

Figure 3.16-1  
 Exclusionary  
 Criteria Map

Skagit County Commissioners  
1800 Continental Place  
Mount Vernon Wa. 98273

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OCT 27 2015

SKAGIT COUNTY  
PDS

@public hrg

October 26, 2015

RE: Suggestions for County Comp Plan Amendments - NC-6 Randy Good:  
Standing CAC

NC-6. Suggestion to create standing Citizen Advisory Committee's to work with the Planning Commission on review and suggested changes when updating the County Comp Plan, Countywide Planning Polices and code.

Skagit County Countywide Planning Policies 11.6 states " Skagit County shall utilize broad based Citizen Advisory Committees to participate and assist in the development of the Comprehensive Plan Elements, sub-area plans and functional plans." ( The role of the Skagit County Countywide Planning Policies and the Comprehensive Plan i through ix is attached along with Policy 11.6 )

Policy (i) These countywide planning policies shall be the foundation for the Skagit County Comprehensive Plan.

Policy (ii) all elements of the Comprehensive Plan, including maps and procedures, shall comply with these policies. Amendments to the other components of the comprehensive plan shall conform to these policies.

Policy (iii) As required by RCW 36.70A.120, all implementing regulations, including zoning maps and zoning regulations, shall be consistent with and implement these policies. Amendments to the implementing regulations shall conform to these policies.

Please docket this suggested amendment for forming CAC's.

Randy Good

Friends of Skagit County

P.O Box 2632

Mount Vernon Wa. 98273

360-856-1199

# **Skagit County Countywide Planning Policies**

## **The Role of the Skagit County Countywide Planning Policies and the Comprehensive Plan**

- i These countywide planning policies shall be the foundation for the Skagit County Comprehensive Plan.
- ii All Elements of the Comprehensive Plan, including maps and procedures, shall comply with these policies. Amendments to the other components of the comprehensive plan shall conform to these policies.
- iii As required by RCW 36.70A.120, all implementing regulations, including zoning maps and zoning regulations, shall be consistent with and implement these policies. Amendments to the implementing regulations shall conform to these policies.
- iv As required by RCW 36.70A.120, all planning, land use permitting actions and capital budgeting decisions shall be made in conformity with the adopted comprehensive plan.
- v The Skagit County Comprehensive Plan adopts by reference the following functional plans: Shoreline, Drainage, Floodplain, Schools, Special Districts, Parks and Recreation, Transportation, Watershed, the Coordinated Water System Plan and any other functional plans adopted by Skagit County. Each referenced plan shall be coordinated with, and consistent with, the Comprehensive Plan.
- vi All disputes over the proper interpretation of other functional plans and all implementing regulations, including zoning maps and zoning regulations, shall be resolved in favor of the interpretation which most clearly achieves Countywide Planning Policies.
- vii Skagit County shall pursue methods of collecting and displaying statistics, maps and other information necessary for government.
- viii Upon adoption of the county-wide Comprehensive Plan, sub-area plans will be considered to address homogeneous natural features and communities.
- ix A definition section will be incorporated into the final Comprehensive Plan document. Some definitions are clearly articulated in state statutes and local government implementing ordinances or regulations. Other words which are undefined at this time will be clarified through the Element development process.

**11. Citizen Participation**

**Encourage the involvement of citizens in the planning process and ensure coordination between communities and jurisdictions to reconcile conflicts.**

- 11.1 Skagit County shall maintain procedures to provide for the broad dissemination of proposals and alternatives for public inspection; opportunities for written comments; public hearings after effective notice; open discussions; communication programs and information services; consideration of and response to public comments; and the notification of the public for the adoption, implementation and evaluation of the Comprehensive Plan.
- 11.2 Skagit County shall continue to encourage public awareness of the Comprehensive Plan by providing for public participation opportunities and public education programs designed to promote a widespread understanding of the Plan's purpose and intent.
- 11.3 For land use proposals, including those within the marine environment, all applicants shall bear the costs for public notification, by mail, and by posting of signs. Affected neighbors and surrounding shoreline owners shall be notified as prescribed by ordinance.
- 11.4 Skagit County shall provide regular and ongoing opportunities for public review and comment throughout the Comprehensive Plan development process.
- 11.5 Skagit County shall encourage citizen participation throughout the planning process as mandated by state statute and codes for environmental, land use, and development permits.
- 11.6 Skagit County shall utilize broad based Citizen Advisory Committees to participate and assist in the development of the Comprehensive Plan Elements, sub-area plans and functional plans.

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OCT 27 2015

SKAGIT COUNTY  
PDS

@public hq

Skagit County Commissioners  
1800 Continental Place  
Mount Vernon Wa. 98273

October 26, 2015

RE: Suggestion for County Comp Plan Amendment. NC-7. Randy Good:  
No loss of agricultural land

NC-7. Suggestion to amend the County Comp Plan adding policy of no-loss of agriculture lands. Skagit County is allowing conversion of agricultural lands to non-ag uses with no method of determining cumulative loss, economic loss and effects of such loss. These losses permanently affect the ability of farmers to continue to farm as well as challenge the County's ability to function as a center for future food supply and security.

I am one of the founding members of the Farmland Legacy Program and also founding member of the County Agriculture Advisory Committee. Efforts have been made for the past fifteen years to get County policy to stop the conversion of Ag lands to other uses to save farmland and to save our valley farming heritage. Too many acres of prime Skagit County farmland have already been converted to fish habitat programs with no proven scientific evidence these programs even work. It's time to stop this loss of agriculture land. Please bring amendment NC-7 forward for consideration. It's time to act.

Thank you for your consideration

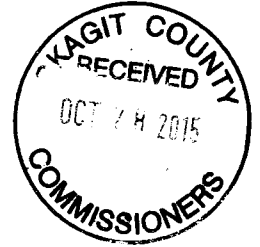
Randy Good

Friends of Skagit County

PO Box 2632

Mount Vernon Wa. 98273

360-856-1199



October 27, 2015

Skagit County Board of Commissioners  
1800 Continental Place, Suite 100  
Mount Vernon, WA 98273

Re: , Avalon Links  
PL15-0383 Create a standalone UGA near Avalon Golf Course

Commissioners Janicki, Dahlstedt and Wesen:

The following letter is being written in support of the application submitted by Skagit Partners regarding the proposed residential development surrounding Avalon Golf Links.

When we purchased the property and began permitting Avalon in the late 1980's, I was approached by Mike Crawford, then President of EDASC and General Manager of Concrete Northwest operations in this region. While he was willing to support my application for a golf course, he was committed to the thought that the long term best use for the property on Butler Hill was residential. He had a good feel for the amount of natural resources left in the ground and the time needed to deplete those resources.

Initially, I was hesitant to agree. My vision for a golf course was that it would be void of any residential or commercial intrusion. Given time and the persuasive abilities of Mike, I came to believe the many attributes he described as beneficial to hosting a residential community became too obvious to ignore. At the risk of being redundant, following is a summary of his initial list which hasn't changed since the late 1980's.

#### **LOCATION**

- Near Interstate 5, Highway 20 and Highway 99
- Out of flood plain with adequate slope and size to engineer run-off to minimize impacts on the Dike and Drainage Districts, and river systems
- Out of Agricultural Lands
- Depleted of both timber and Sand product (natural resources) Infrastructure
- Water, sewer and power services existing and available to accommodate initial development needs
- Surrounding road system includes commercial grade roads such as F&S and Kelleher Road
- Existing golf course recreational amenity already in place

#### **AVALON GOLF LINKS**

19345 Kelleher Road, Burlington, WA 98233-9503  
(360) 757-1900 • 1-800-624-0202 • FAX: (360) 757-2555  
[www.avalonlinks.com](http://www.avalonlinks.com)



## OTHER CONSIDERATIONS

- Proposed development includes and allows proper planning for expansion of the Burlington School District
- Proposed development includes amenities which will ultimately distinguish this property from any other property available within Skagit County
- Development would provide jobs, jobs, and more jobs
- Residents would add further support to existing commercial properties throughout the county
- A planned development on what is currently a vacant canvas allows the necessary freedom to address concerns thoroughly before proceeding

The primary driver of a development of this scale is the marketplace. Our project has reacted to various fluctuations within the economy which is currently supporting our intended pursuit. With other forces in play which indicate growth in housing demand, it is imperative the County finally act on this proposal.

It is worth noting that a land mass of this size is not easy to assemble anywhere within the county. To have one that meets the conditions listed above and is offered with the support of a limited number of property owners who currently own the land, should not be taken for granted. As property owner's age and perspectives change, this opportunity to develop this property in a comprehensive manner may not exist in the years ahead.

This is an opportunity which exists for Skagit County to act on today. It allows the County to plan for growth in a manner which is unique to this particular property. It does not represent a burden on the finances of the Planning Department as a developer exists to fund those expenses.

I urge you without reservation to include the 'revised application' for 3500 residence to receive the full support of the Skagit County Commissioners.

Thank you for taking this letter in support of PL15-0383 to allow the creation of a standalone development near Avalon Links to enhance the already wonderful existence currently offered in Skagit County.

Respectfully Submitted,



Ron Hass  
Avalon Links

RECEIVED

OCT 27 2015

SKAGIT COUNTY  
PDS

*Public  
HSG*

October 26, 2015

Planning and Development Services  
1800 Continental Place  
Mount Vernon, WA 98273

SUBJECT: Peter Hurd  
8567 Garden of Eden Rd.  
Sedro Woolley, WA 98284  
Comprehensive Plan Amendments 2015 Docket, Proposal PL13-0299

Many residents within and adjacent to the Garden of Eden Urban Growth Area (UGA) are against Proposal PL13-0299. The proposal to industrialize the Garden of Eden neighborhood does not account for the many families living there and the investments they've made in their properties (see attached "Families Living in The Garden of Eden UGA"). This is an existing neighborhood and not bare land. We are concerned our property values will decrease while pollution (air, water, noise and light), traffic and crime will increase (see attached Comments from the City of Sedro-Woolley Planning Commission Meeting on March 18, 2014). The Sedro Woolley City Council after finding public feedback was unanimously against the industrialization of the Garden of Eden UGA directed John Coleman, Sedro Woolley City Planner, that "the rezone (was) to be taken off the table" (see attached "City of Sedro Woolley, Regular Meeting of the City Council, March 26, 2014").

It has been over a year and the proposal is back and seeking more industrial land than before. Public comment was again unanimously against the proposal (see the Minutes from the City of Sedro-Woolley Planning Commission Meeting on October 20, 2015 when they become available). We find it very disturbing that an existing neighborhood of hundreds of residents be destroyed to create 359 jobs and 128 new residents. We also find it very disturbing that we cannot rebuild our homes if they burn after the area is rezoned industrial and we are found to be non-conforming.

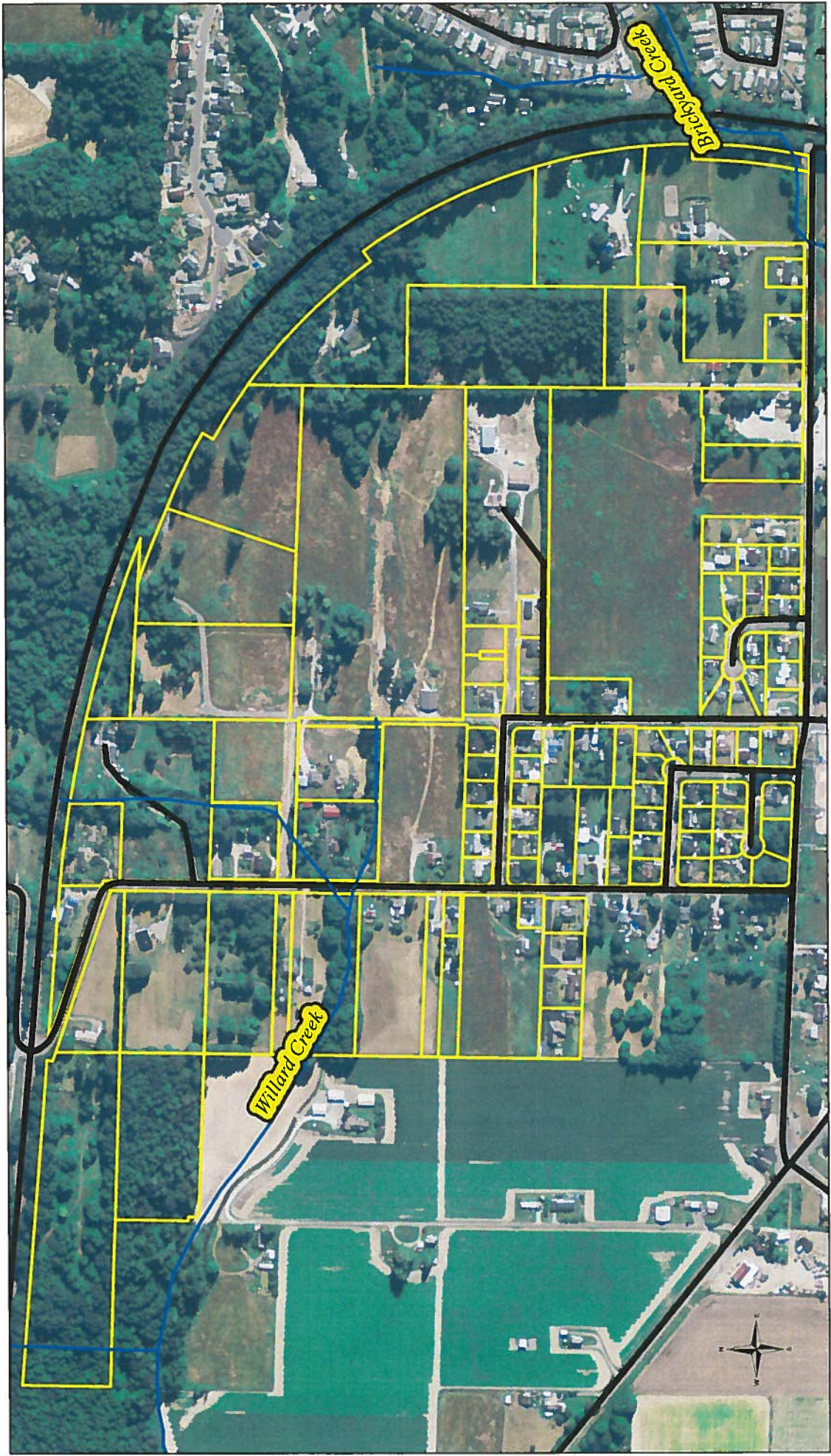
According to "RCW 36.70A.070 - Comprehensive plans - Mandatory elements" each comprehensive plan shall include a plan, scheme, or design for a housing element ensuring the vitality and character of established residential neighborhoods.

Sincerely,



Peter Hurd

# Families Living in the Garden Of Eden UGA



Tax Parcels

Draft

**CITY OF SEDRO-WOOLLEY  
PLANNING COMMISSION MEETING**

**March 18, 2014**

**MINUTES**

**CALL TO ORDER:** Chairman Pat Huggins called the meeting to order at (6:35 pm).

**PLEDGE OF ALLEGIANCE:**

**ROLL CALL:** Present: Commissioners- Jim Johnson, Eric Johnson, Stephanie Lokkebo, Judith Dunn Lee

**Absent:** Jennifer Aylor, Chuck Owen

**STAFF:** John Coleman, JoAnn Lazon

**APPROVAL OF AGENDA:** Approved

**CONSENT AGENDA:** Minutes from last meeting-Approved

**GENERAL PUBLIC COMMENTS:**

**NEW BUSINESS:** None

**PUBLIC HEARING/S: Open: 6:38 pm**

1. Review of the current Zoning/Comprehensive Plan designation of approximately 128-acrea area north of Jones Rd, south and west of the railroad tracks and east of Garden of Eden Road. Approximately 18 acres are in the city limits, remaining 110 acres are outside of the city limits, within the Sedro-Woolley urban growth area (UGA).

**STAFF:** City Planner John Coleman briefed the Planning Commission on proposal that was requested at a recent City Council/Planning Commission worksession. The City Council requested that the Planning Commission study the possibility of changing the zoning and comprehensive plan map designation of an area north of the Jones Rd and east of the Garden of Eden Rd and west of the BNSF railroad as Industrial. The City Council is interested in designating additional Industrial zone property to support job creation for residents of Sedro-Woolley and the Sedro-Woolley area. A 2013 study by the Port of Skagit (in cooperation with the cities and county) shows that there are only 50 acres of vacant/building able industrial land in Sedro-Woolley. Because the city has not been able to accommodate its allotted amount of industrial land within the city limits, the city has now proposed to designate land in the UGA as industrial.

The Planning Commission was asked to hold a public hearing to receive input about the proposal.

**PUBLIC COMMENT: Open: 6:51 pm**

Peter Hurd- 8567 Garden of Eden of Road- Mr. Hurd addressed the commission in opposition to the proposed industrial zoning change. Mr. Hurd also commented on increase of air pollution, noise pollution, water quality issues and increase of truck traffic.

Roy Lindsay- 22928 Apple Lane- Mr. Lindsay advised that he is against the proposed change and would like the city to utilize the existing industrial land.

Patrick McBurney-22929 Apple Lane- Pointed out that the State Washington has rules in place that an annexation can happen without homeowner's consent. He also added that this is a rare occasion but it can happen.

Dorothy DeFremery -316 Garden of Eden Rd- Dorothy commented on the lack of notices in the paper and she just received notice this afternoon. She realized that notices were only sent to the property owners but others will be affected. She also had concerns with train traffic, noise pollution and water quality if industrial land goes in. She questioned on who would benefit from this land being turned into Industrial zoning?

Bonnie Scholtz -22901 Vickie Lane- Bonnie requested clarification on the other industrial land within the City. Bonnie advised that she is against the proposal and having Industrial land next to residential homes.

Robert Meade-22904 Apple Lane-Mr. Meade is against the proposal and believes that it would increase property taxes. Mr. Meade had concerns of existing flooding in this area. Increase in truck traffic noise.

Rick Mumford-23093 Apple Lane-Mr. Mumford asked if the City had looked at the vacant land west of Klinger Street and West of the Jones Road as possible land. Mr. Mumford asked if Burlington Northern Santa Fe Railroad had been contacted. Mr. Mumford had concerns that when he developed his land awhile kept changing the rules on how large his lots need to be. Mr. Mumford also commented on the water table in the area.

Dan Hyatt-20837 Rocky Ridge Ln- Mr. Hyatt advised that he has property next to Rick Mumford. Dan requested clarification on funding for long range planning- Mr. Hyatt is against the proposal.

Marco Thayer-8780 Garden of Eden Rd. Mrs. Thayer advised that he has lived in this area for twenty years and against the proposal.

Judith Neff-8780 Garden of Eden Rd- Judith is against the proposal and commented on the traffic roundabouts.

Cynthia Wiese-- 8861 Birch Lane-Cynthia has live in the area for thirty years-Cynthia is against the proposal. Cynthia is concerned with having an industrial plant across the street and would like it to stay as a rural setting. She advised that there is surface water problems now in the area and industrial use would cause more.

Verna Pederson-8830 Blackburn Place-Mrs. Pederson is against the proposal. Verna is concern that if industrial property goes in property values goes down and city will not pay you what your property is worth.

Ron and Mary Holmes-23361 E. Jones Rd- Mr. Holmes's family has lived in the area for fifty years. Ron questioned that if the land is re-zone to industrial land will change your zoning uses. The Skagit County existing non-conforming rules were read by City Planner John Coleman.

Shann Boyd-22892 Apple Lane-Mr. Boyd is a retiree from BNSF retired and is totally against train sighting within the city. Shann advised that this would cause an increase in noise pollution. Mr. Boyd is against the proposal.

Danny Noel- 8225 Garden of Eden Rd. Danny has lived in the area of thirty-six years. Mr. Noel doesn't like the idea of living next to industrial land. Mr. Noel believes the city needs to help create more jobs in the downtown area. Mr. Noel commented on the current National employment and environmental crisis.

Dave Riekers- 8826 Blackburn Pl-Mr. Riekers requested clarification reference garbage and sewer installation and cost.

James McLean – 8788 Garden of Eden Rd- James advised that he lives on the Garden of Eden road because it is out in the county and likes the rural feeling. Mr. McLean is against the proposal.

Tony Splane-714 Sapp Rd-Tony had the concern of access to the proposed industrial land. Tony believes that people do not want to live next to Industrial land and the noise it would create. He believes this is a poor area to develop into Industrial land.

Dorothy DeFremery- 316 Garden of Eden Rd. Dorothy wanted to know if someone has approach the city for development in this area. She also wanted to know if the city has had conversations with BNSF railroad. City Planner John Coleman advised that at this time there are no plans for a BNSF sighting within the city.

Bonnie Scholtz -22901 Vickie Lane-Bonnie asked for clarification of Industrial zoning.

City Planner Coleman read the Industrial allowed uses to everyone in attendance along with the conditional use process.

Marco Thayer-8780 Garden of Eden Rd- Marco expressed her feelings on why the citizens in the audience are here expressing their concerns against the proposal.

Roy Lindsay-22928 Apple Lane- Clarification and comment on long term planning and the process of all the comments getting to the city council.

**PLANNING COMMISSION DISCUSSION:**

A discussion between Staff and the Planning Commission ensued to include the following:

- No current proposal for this land
- Clarification of a railroad sighting
- Purpose of the Planning Council to the City Council-Public Hearing process.
- Clarification of the Economic Development of Skagit County purpose
- Clarification of the Annexation rules and regulations.
- Commissioner Lokkebo addressed the audience on the Planning Commission role, purpose and process how decisions are made.
- Clarification on the process of public hearings

**Public Hearing: Closed: 8:44 pm**

**UNFINISHED BUSINESS:** None

**PLANNING COMMISSION DISCUSSION /INFORMATION ITEMS:**

- Commissioner Lokkebo-Sat March 29<sup>th</sup> –SWHS Baseball team will be playing at Safeco Field
- Commissioner Johnson commented on a recent fish spawner’s survey on Brickyard Creek and around Shoeshel.

**ADJOURNMENT-(Time: 8:50 pm)**

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**PLANNING COMMISSION CHAIRMAN**

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**PLANNING COMMISSION SECRETARY**

Attendance: 28

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CITY OF SEDRO-WOOLLEY  
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Regular Meeting of the City Council  
March 26, 2014 – 7:00 P.M. – Council Chambers

ROLL CALL: Present: Mayor Mike Anderson, Councilmembers: Kevin Loy, Germaine Kornegay, Brenda Kinzer, Keith Wagoner, Hugh Galbraith, Rick Lemley and Brett Sandström. Staff: Recorder Brue, Finance Director Nelson, City Supervisor/Attorney Berg, Public Works Director Freiburger, Planning Director Coleman and Police Chief Wood.

The Meeting was called to order at 7:00 P.M. by Mayor Anderson.

Pledge of Allegiance

Consent Calendar

- Approval of Agenda
- Minutes from Previous Meeting
- Finance
  - Claim Checks #178877 – 178979 plus EFT's in the amount of \$164,262.05 (Void Check #178902)
  - Payroll Checks #58068 to #58081 plus EFT's in the amount of \$184,591.97
- SWPD Chief Appointment

Councilmember Lemley moved to approve the consent calendar items A through D. Seconded by Councilmember Galbraith. Motion carried (7-0).

Mayor Anderson informed the audience of the retirement of Police Chief Doug Wood and the appointment of Lin Tucker as his replacement for Police Chief.

Rotary Presentation – Mark Christ

Mark Christ of the Sedro-Woolley Rotary Club presented a drawing of proposed improvements to the Metcalf Park to include restrooms, moving of Tesarik Field and maintaining the Babe Ruth Ball Field within the plan. Christ spoke of the criteria they followed and introduced Steve Massey, head of Rotary's special projects committee who will be heading the project. He then requested approval to build restrooms on City property and answered Council questions regarding the restrooms, turf surface and the backstop.

Police Chief Wood added that the McIntyre Foundation has inquired and is interested in funding a viewing area for the skate park with picnic tables and portable bleachers. He noted they are working on gathering pricing and the project would coincide with the Rotary project.



Councilmember Sandström moved to allow Rotary to proceed with their project. Seconded by Councilmember Kornegay. Motion carried (7-0).

Councilmember Wagoner moved to allow the McIntyre Foundation to proceed with their project. Seconded by Councilmember Kornegay. Motion carried (7-0)

#### Public Comment

Peter Herd – 8567 Garden of Eden Rd. read a statement in opposition of the proposed industrial zoning change within the Garden of Eden area. He cited increased air, noise and water pollution as well as increased flooding, traffic and a decrease in property values.

Dorothy DeFremry – 316 Garden of Eden Rd., noted she has e-mailed each Councilmember with her concerns. She spoke of concerns with road access, a salmon stream running through the area and short notification. She noted that people live there due to the area being largely undeveloped. DeFremry encouraged Councilmembers to read the e-mail she sent which addresses her concerns.

John Fuller – 23117 Jones Road, addressed the Council to express his appreciation to Police Chief Doug Wood and Police Department. He also extended his congratulations to Lt. Tucker as the Chief's replacement and congratulated the Mayor and Council for their decision on Lt. Tucker. Fuller spoke of the well trained and professional department, community policing and being treated like friends and neighbors. He encouraged the city to maintain the philosophy within the department. Fuller's comments were met with a large round of applause.

Linda Tilley – 127 N. Central, thanked Police Chief Wood for his years of service and the betterment of the community. She noted she is proud to say she's from Sedro-Woolley. Tilley also addressed the property rezone and questioned why there is consideration of bringing in more industrial land when what we have is not fully utilized. She spoke of the need to fill in the core rather than spreading it around and also addressed the need for a thriving downtown.

Roy Lindsay – 22928 Apple Ln. requested Council to not proceed with the rezone. He spoke of the effect on the value of the property.

Elizabeth Fernando – 508 Creek Ln., announced the first piece of public art is now hanging in City Hall. The acquisition of the piece was facilitated by the Arts Council. Fernando announced the upcoming open house with the artist to be held on April 8<sup>th</sup> at 4:00 P.M.

#### **PUBLIC HEARING**

##### Utility Tax Rates

City Supervisor/Attorney Berg addressed the need for funding of the police department in regards to staffing. He also addressed the decrease in the size of the force as well as the elimination of a full time code enforcement officer and a full time transcriptionist as a

result of the recession. He noted all city staff has been doing more with less still maintaining a high level of service. Berg stated the path is no longer sustainable and Chief Wood identified the critical issue and began the change through his retirement. Berg reviewed internal changes placing the emphasis at the patrol level. A Code Enforcement Officer will be hired with the funds from the retirement of the Administrative Secretary. He then reviewed the proposed ordinance which increases the utility tax by 4%. The additional tax revenue would help to fund additional officers.

City Supervisor/Attorney also noted the retirement of Sgt. Dougher, changes in the labor market and training. He presented a history of the utility tax increase and compared the tax with neighboring cities.

Berg entertained Council questions including the amount of increase to the average rate payer (\$3.25 per month), rehiring of officers and code enforcement training.

Police Chief Wood thanked everyone for their kind words. He commented on the great Police Department that is high functioning and well respected. He noted the need has been there for a long time and has been a top priority of the Council. Wood stated he believes the residents to be supportive of the utility tax increase for the purpose of maintaining the Police Department.

Mayor Anderson opened the public hearing at 7:38 P.M.

Linda Tilley – 127 N. Central, stated she wants to fund police department but addressed being on a fixed income, current cost of the bill and cost increases for everything. She also questioned if the Police Department goes beyond the city limits for calls. She addressed the inequity in the bill being only two people in her residence paying as much as a household of five people.

Pete Shamp – 819 Lucas Dr., presented a history of rates and increases back to 2000. He compared the billing on a duplex from 2000 to 2014 in comparison with assessed value and rental market. Shamp also spoke of road blocks for anyone trying to do projects or for businesses going in. He stated he doesn't agree with the increase and commented that you can't grow a city on taxes you can only grow a city on growth.

Paul Eaton – addressed the Council stating he is the officer hired to fill the last new position in the department as the 14<sup>th</sup> officer ten years ago. He encouraged Council to pass the increase to fund the well understaffed police department. He shared a couple incidents as an officer that greatly impacted him as a police officer where manpower was a major hindrance and could have caused a great liability to the City. Eaton stated the days of having one officer on duty alone are gone. Speaking as a citizen he noted that he and his neighbors expect a service that the Police Department is not able to provide. The money the increase would take from his monthly budget is well worth the price. He closed by asking the Council to approve the increase.

Heather Sorsdal – Sedro-Woolley Police Officer and a previous resident of 1106 Talcott, read a list of critical incidents the police department has responded to in her almost six years with the department. She also noted that the first thing an officer learns in training is not to act without backup stating that currently there are many times this is not possible

as they work alone. Sorsdal spoke of meeting Councilmembers who are appreciative and supportive of their work and asked that they return the favor and give the officers what they desperately need.

Mellissa Dougher – 938 Presidio, currently employed as a Detective in the Department and is due to retire July 1<sup>st</sup>. She noted her whole career the department has worked understaffed. The chronic understaffing makes it difficult to provide professional service and is unsafe for the officers. Speaking as a citizen Dougher urged the council to fix the problem and noted she is willing to help by paying the tax because the benefits outweigh the cost.

Jason Harris – addressed the Council stating in January he was promoted to Sergeant and previously served 3 ½ years as a Detective noting they were tough years. He spoke of the drug emphasis, seizing cars, mobile homes and cash. Harris commented that they are now falling behind the curve due to inadequate staffing and rather than being proactive they are a reactive department.

Judy Haugness – 401 Warner St., a former Whatcom County resident, having lived in Sedro-Woolley for 18 months. She addressed the Council and said she never considered the safety issue before she moved here and has had two incidents since living here and feels very vulnerable in her own home. She noted the great response from the Police and does not want to be put in a position where they can't respond. Haugness stated she supports the increase in order to have adequate police service.

Matt Vollans – 613 Cedar Tree Dr., a long time citizen and Sedro High School graduate and a five year officer of the police department. He thanked Chief Wood for his service noting he was his DARE officer in grade school. Vollans voiced his support for the increase in utility tax. He noted the city has a population of over 10,000 with crimes of a city over 10,000. The City leaders need to make responsible decision and staff its police department like a city over 10,000. He spoke of responding to shootings and stabbings and the safety risk to officers working alone. He also stated we cannot rely on neighboring departments to help and need to be a self-sufficient. Vollans expressed the need for more officers on street and it should not take tragedy to open our eyes.

Rhonda Lasley – 350 N. Central, stated she was sworn in on March 6<sup>th</sup> 2012 and has 17 years previous experience with the Skagit County Sheriff office. Lasley said one of the reasons she resigned from the Sheriff office was she was not going to risk her life to provide less than mediocre services. She noted that she is proud to be part of the department and questioned how you put a value on a level of service for protection of property and life. She spoke of a shooting incident and being on duty alone with her back up coming from Burlington.

Mike Ellis – 10000 block of Sterling Rd., a nine year employee thanked everyone who has supported the police department especially Chief Wood for his mentoring and City Supervisor/Attorney Eron Berg for the great lengths in creativity in order to provide the basic services. He also thanked the citizens for taking time to be involved in government.

Tara Ellis – 10000 block of Sterling Rd. and wife of Officer Ellis. Presented a perspective from a wife of a police officer being overworked, and understaffed. She

noted officers are working when they shouldn't because there are no other options. She also commented that as the wife of a police officer it's hard to hear that a few extra dollars aren't worth the safety of the officers and begged everyone to support them and keep them safe.

Steve McCartt – 815 Evans Dr., Sedro-Woolley school teacher stated that he chose Sedro-Woolley to live because of the beauty of the town. He addressed suspicious activity in his neighborhood and noted they have installed a home security system due to the activities. He commented there is nothing that devalues the cost of a city more than crime and paying for peace of mind is worth the increase. McCartt urged support of the increase.

Elizabeth Fernando – 608 Creek Ln. and owner of Simply Silver and More in downtown addressed the council and said most people are speaking of the cost but it needs to be looked at as an investment in the community. People and businesses will not come if they don't feel safe. She noted she believes the downtown to be on the cusp of having a great downtown and urged everyone to invest in the community, shop downtown and to please vote yes.

Jed Cates – Sedro-Woolley resident and a Burlington Police Officer, noted he has responded several times to help out the officers in Sedro-Woolley. He spoke of services provided in Burlington that are not being handled in Sedro-Woolley due to lack of manpower. He also addressed the advantage of back up as an officer in Burlington because they have four to five officers per shift. He encouraged everyone to definitely vote yes to the increase.

Lin Tucker – 9744 Collins Rd. spoke of the officers who have addressed the Council tonight noting they are a product of several years of a lot of hard work and doing innovative things and trying to put things together with not enough. He spoke of the highly trained officers and their dedication. He also addressed the \$100,000 worth of overtime last year. Tucker spoke of the risk of seeing officers leave to other departments and urged the Council to support the department.

Carla Hull – 923 Presidio Pl., commented that people know there is only one officer on duty and they can get away with things. She also spoke of her husband being a Burlington police officer and would not want him working for Sedro-Woolley and working alone on duty. She stated she is against taxes but would be willing to pay in order to provide safety which should be a priority.

Sandra Tucker Miller – 3091 State Route 20, stated she lives outside the city limits but commented on the amazing job the officers do and supported the need for more officers. She encouraged people to shop downtown and would support the increase if it makes it safe for the police and citizens.

Mayor Anderson closed the public hearing at 8:44 P.M. He stated this was a first read and no decision will be made until the next meeting.

Councilmember Lemley addressed the audience and thanked them for their input and comments.

Councilmember Loy commented this solution is just keeping the roof from caving in and we need to come up with other solutions.

## **NEW BUSINESS**

### **Building, Planning & Engineering Fee Schedule**

Planning Director Coleman discussed the proposed Building and Planning Fee Schedule and noted that Public Works Director Freiberger will address the Engineering Fee Schedule. Colman stated the fee schedule was restructured in 2009. He noted the Building and Planning Department have made some minor adjustments to a missing fee and some housekeeping type items.

Public Works Director Freiberger addressed the engineering fees. He noted the current fees are complex and the objectives were to make sure the fees were affordable and to simplify the use for easier interpretation. He stated it is based on a model that is based on a percentage of the valuation. It drops the fees by approximately 45% of what they were. The change will bring us to a comparable level to our sister cities.

Mayor Anders noted this is a first read with no decision until the next meeting.

## **COMMITTEE REPORTS AND REPORTS FROM OFFICERS**

### **Minor Contracts Approved Under SWMC 2.104.060**

Planning Director Coleman – reported on a recent public hearing regarding a city proposed rezone on the Urban Growth Area in the vicinity of Jones Road. He noted notices were sent with a good turnout for the hearing. The feedback was unanimously against the rezone and some are in attendance tonight and addressed the Council tonight. Coleman requested guidance as to how to proceed.

Council discussion ensued regarding notification, whether the R-5 zoning should be maintained and whether the area in question should remain in the Urban Growth Area, other areas that would like to be included within the Urban Growth Area, the NIMBY philosophy and current unusable industrial land. Council direction was for the rezone to be taken off the table and question what the property owners view as the future for their property.

Further discussion ensued regarding the pitfalls of becoming a bedroom community, focus on how to improve our local economy and not focus on trying to be someone else.

Public Works Director Freiberger – reported that there was an error in the ranking for the STPR funds and we may be back in the running for the design portion of the SR9/Jameson arterial. He also addressed the rotor replacements at the Wastewater Treatment Plant. Rotor #3 appears to be badly corroded and he will be bringing another purchase order for its replacement for Council approval.

City Supervisor/Attorney Berg – reported on the Skagit Council of Governments vote to proceed with a non-weighted vote on the bylaws. He reviewed the non-weighted vote and its effect for the city with discussion following.

Councilmember Kornegay – thanked Police Chief Wood for his service and noted she is looking forward to Chief Tucker. She also thanked the public for their comments this evening.

Councilmember Wagoner – questioned the City's role in the OSO landslide.

City Supervisor/Attorney Berg reported that Assistant Fire Chief Olson lead a confined space team on Saturday at the OSO landslide with 13 crew members from the Sedro-Woolley Fire Department.

Councilmember Galbraith – reported the devastating loss of a former classmate from Darrington along with three others missing in the OSO landslide. He requested everyone keep the people affected by the slide in their thoughts and prayers.

Police Chief Woods – reported that volunteer Bob Parks who has been doing graffiti abatement will be moving to Arizona.

#### **EXECUTIVE SESSION**

The meeting adjourned to executive session at 9:30 P.M. for the purpose of Personnel under RCW 42.30.144 for approximately 20 minutes with no decision expected.

The meeting reconvened at 10:05 P.M.

Councilmember Galbraith moved to adjourn. Seconded by All. Motion carried (7-0).

The meeting adjourned at 10:05 P.M.

RECEIVED

OCT 27 2015

SKAGIT COUNTY

Public  
HSG

In the early 1960s My parents, Jess & Barbara Knutzen started the development of the Knutzen property we are now discussing. The property was plotted and approved at 3 homes per acre. 90 lots at that time on 30 of the 60 acres. The development of those lots was not completed because it could not be served by a Sanitary Sewer system. The lots on the North side of Peterson Rd which was part of that same property were developed and later served by Burlington's Sewer System

During The period between 1999 and 2013 we planned and developed the BVR UGA in which the Knutzen property and others were zoned BVR Residential. Millions of taxpayer dollars was spent on this project putting all of the infrastructure in place. It was a well designed community which "provided an opportunity for residents to live, work, and recreate in the same community." The BVR UGA was complete in 2013, and the rezone of some residential property to Industrial could have been done without affecting the remainder of the UGA, but it was not to be. Someone had other plans. In 2013 the county decided to rezone part of the residential as industrial, and delete the rest of the residential property from the BVR UGA.

What happened last year, 2014, Should never have happened. The county, the community, and landowners had been working for over 15 years to make the BVR UGA a Community of which we could all be proud. Taking the Residential component out of the BVR UGA in the fall of 2014 was a huge mistake. Every group that played a part in this fiasco is blaming someone else, and we will probably never know what really happened, and its probably just as well. It appears that the only part of the process that tried to put the BVR UGA back on track, was the Planning Commission when they voted unanimously to keep the UGA boundaries and the residential component intact. One of our county commissioners also voted against the Resolution. The docket we have before us now can put the BVR UGA back on track and allow us to continue developing a community in accordance with Growth Management goals.

In early 2014 the county selected the BERK Consulting Group to allocate population growth in Skagit County, but the Growth Management Steering Committee (aka Skagit Council of Governments) manipulated the recommendations to allow almost no residential growth in the BVR UGA. See BERK report Page 2 Paragraph 2. "The group (Skagit Council of

Governments or GMASC) was clear about not planning for population growth in non-municipal UGAs (such as Bay View Ridge, other than a few buildable residential lots) including a growth percentage of 0%“

On Nov 4 2014 The Skagit County Planning Commission, recommended to the Skagit County Commissioners to rezone some of the BVR residential component to Industrial, but they voted unanimously to maintain the existing BVR UGA boundaries to include the Knutzen and Bouslog Properties as BVR Residential. On Nov 17, 2014 the County Commissioners ignored the recommendations of the Planning Commission by a vote of 2 to 1 ( Commissioner Dahlstedt Opposed) and deleted the Residential portion of the BVR UGA. We considered appealing this issue to the Growth Management Hearing Board, but our legal counsel recommended we probably would win an appeal, but it would cost upwards of \$50,000 and if we won, the county would find a way to ignore the findings. Is this the way we develop property in Skagit County?

On August 25, 2015 Commissioners Dahlstedt and Janicki directed the Planning Dept to add the Knutzen Property (60 acres) to the 2015 Docket. The Knutzen Property was added to the 2015 docket by planning.

On Sept 16 2015 the GMASC recommended against docketing based on the population allocation of 72 for the BVR UGA. The GMASC is an advisory group and their decisions are not regulatory. Skagit Countywide Planning Policies CPP 1 -March 2015 Page 5 4c states: “The Board of County Commissioners shall consider the recommendation of the GMASC and may amend the CPPs with adjusted population and employment allocations for cities, UGAs, and rural areas.”

Following is a list of reasons why having the Knutzen Property in the BVR UGA is a positive move forward:

We will be able to complete our part of the Burlington sewer line designed to serve the East and North side of Bay View Ridge thus helping to keep Joe Leary slough and Padilla Bay clean.

We accomplish several GMA Goals, 2 of the most important :

Develop first where Infrastructure is in place  
Reduce Urban Sprawl



Develop some revenue to offset some of the money spent since 1999  
(3.5 million in impact fees, 1 Million in annual property taxes)  
Actually create a “Livable, Work and Recreate Community  
Gets homes out of the Flood Plain  
Enables homeowners to have a great View of the Skagit Valley

The addition of homes to our location, about  $\frac{3}{4}$  inside the Airport environs and the other  $\frac{1}{4}$  outside the AEO, according to the Port of Skagit County is a compatible use. The Skagit Regional Airport Master Plan Update Page 1-46 indicates “Residential uses in urban areas in Zone 6, 4 to 6 DU per acre” is recommended. I recommend that Planning meet with the Airport Owners to confirm that density.

It appears that job growth in the BVR UGA is right on track for the projections in the BERK report of 1799 new jobs in the next 20 years. Shouldn't the population growth match the Job growth for the Community? 11.2 % job growth, 0.2% population growth for the Bay View area. The Port just today announced an 11.5 % Growth increase over last year. Ninety nine new jobs just this year. Perhaps the job growth in the BVR UGA will be greater than projected in the BERK report. Lets plan for the future.

Lets make this a win win situation for the County, Landowners, and Growth Management. Lets prove to the Growth Management group that we can get the job done.



Bill Knutzen  
Knutzen Properties LLC

90 LOTS / 30 ACRES  
60 ACRES = 180 LOT MAX

# F.H.A. SUGGESTED REVISED PLAN FOR JESS. A. KNUTZEN PROP.

0 70 100 200 300 ALM 2-26-68

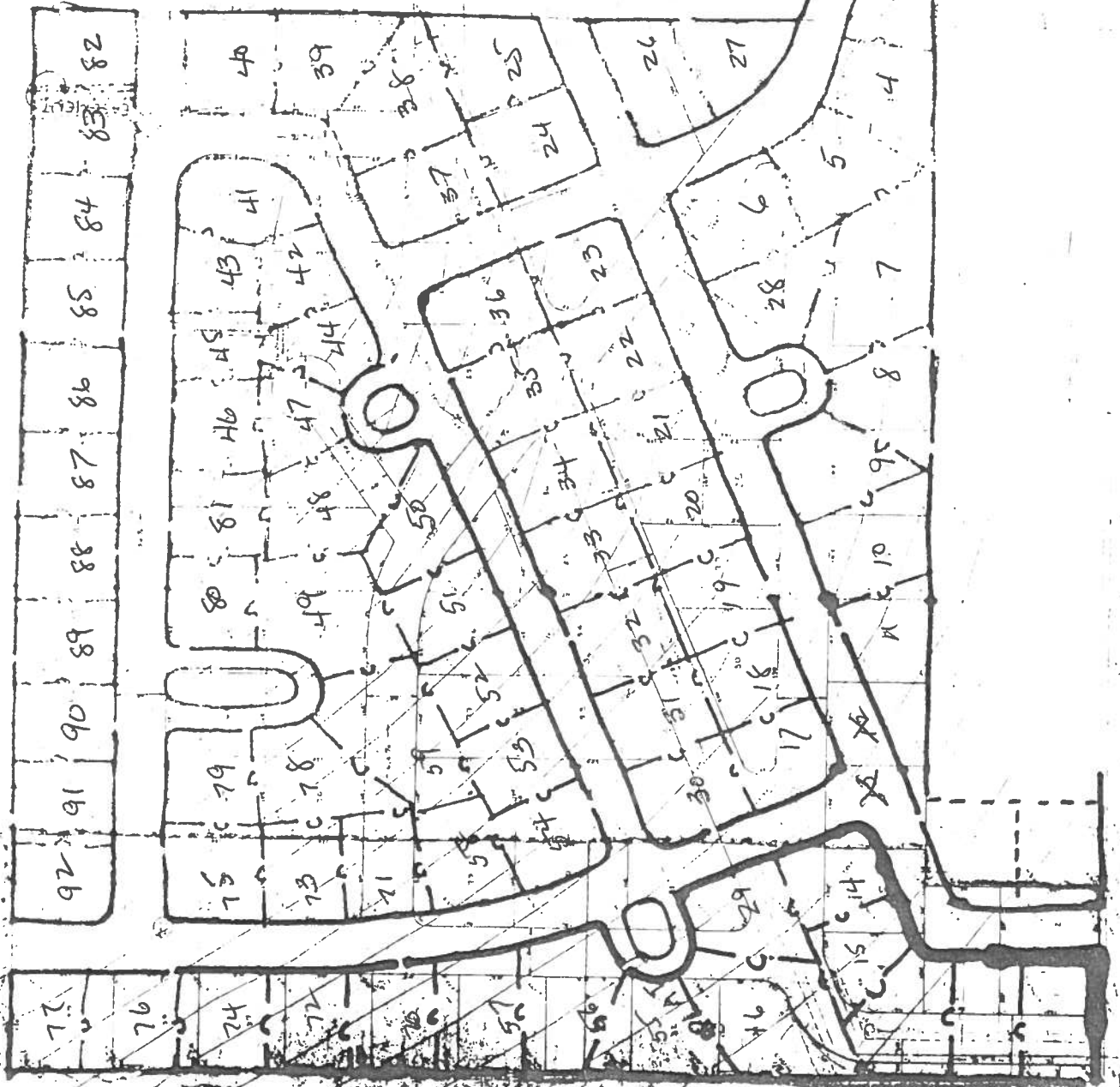
↑ N



THIS STUDY IS SIMPLY A SUGGESTION TO ASSIST THIS SPONSOR IN MEETING FHA PLANNING OBJECTIVES. THE SPONSOR'S REVISED PLAN SHOULD BE PREPARED BY A COMPETENT TECHNICIAN AND SHOULD INCORPORATE THE OBJECTIVES ILLUSTRATED. IT SHOULD ALSO BE ADAPTED TO AND INDICATE ANY EXISTING CONDITIONS AFFECTING THE PLAN BUT NOT SHOWN ON THIS STUDY.

LAND PLANNING SECTION, UNDERWRITING DIVISION  
FEDERAL HOUSING ADMINISTRATION

F.H.A. participation  
subject to properties be-  
ing served by a central-  
ized sanitary  
sewage system.



100 Feet

PETERSON ED

- **Make Final Population and Employment Allocation Recommendations to the Growth Management Act Steering Committee and Request They Be Adopted:** To be done as final step in process

Since a number of policy decisions will be made following the adoption of the population and employment targets discussed within this report, the Planners made their recommendations based on the following overarching goals:

1. To set policies regarding growth that respects Skagit County’s unique character and protects the quality of life that we all enjoy here in Skagit County.
2. To accommodate the urban share of the population within existing UGAs or expansions of existing UGAs. The group was clear about not planning for population growth in non-municipal UGAs (such as Bayview Ridge, other than a few buildable residential lots) or fully contained communities.
3. To recommend a more robust employment target that plans for, and focuses on, economic growth that supports family wage jobs in Skagit County.

## MODEL

BERK Consulting has collaborated with the Planners to develop a flexible growth model in Excel. Orange cells have drop down menus to choose scenario or assumptions. Results auto update when the selected alternative is applied. Exhibit 1 shows the Growth Model Dashboard, reflecting the different assumptions considered for countywide targets, urban and rural shares, and UGA allocations. Based on selected assumptions the model displays resulting population and employment targets and allocations. The model allows any population share percentage to be allocated to Bayview, including 0%, reflecting evolving County planning priorities there.

**Exhibit 1. Growth Model Dashboard**

Selected Alternative					
Manual	OFM Medium	Locally preferred target	2.34	80/20 Urban Rural	Corridor Focus Share
Alternative Options					
	Pop Target	Emp Target Method	Pop:Emp Ratio	Urban Rural Split	UGA Allocation
Alternative 1	50-Year Trend	Pop:Emp Ratio	2.34	90/10 Urban Rural	Corridor Focus Share
Alternative 2	OFM Medium	ESD Forecast Growth Rate		80/20 Urban Rural	Corridor Focus Share
Alternative 3	Modified OFM Low	Pop:Emp Ratio	2.48	75/25 Urban Rural	Current Share
Alternative 4	OFM Medium	Locally preferred target		80/20 Urban Rural	Current Share
Manual	OFM Medium	Locally preferred target		80/20 Urban Rural	Corridor Focus Share
Pop:Emp Ratio, Current Scenario		BVR Population Assumption			
Current (2012)	2.36	Share of growth	0.0%		
Growth ('12-'36)	2.00				
Total	2.27				

Source: BERK Consulting 2014

## POPULATION PROJECTIONS AND ALLOCATIONS

Starting with the OFM 2012 projections of population, factors were assessed that might affect which countywide projections to accept for the planning process. Factors that were considered included: components of population change – natural and migration; historical growth rates; adjustments in previous OFM projections; and other unique factors and trends potentially affecting population growth. Historic growth and the 2012-2040 OFM growth projections are shown in Exhibit 2.

### Planners' Population Recommendations

The Planners have developed population growth and allocation recommendations based on OFM Medium projections allocated to urban and rural areas by an 80/20 split reflecting trends and policy. UGAs would receive a share of population based on their current shares. Bayview population would be reduced to 0.2% to recognize the small number of existing buildable lots (~22-23), and reallocated based on the current shares to remaining UGAs. See Exhibit 3.

**Exhibit 3. Planners' Recommended Initial Population Growth and Distribution Allocation**

UGA	2012 Population	2012-2015 Population Growth Forecast	2015-2036 Population Growth Forecast	2015-2036 Population Growth Forecast Allocation Percent	2036 Population Growth Forecast Allocation
Anacortes	16,090	308	5,895	16.5%	22,293
Burlington	10,393	71	3,808	10.7%	14,272
Mount Vernon	33,935	1,034	12,434	34.8%	47,403
Sedro-Woolley	12,431	83	4,555	12.7%	17,069
Concrete	873	0	320	0.9%	1,193
Hamilton	310	3	114	0.3%	427
La Conner	898	-1	329	0.9%	1,226
Lyman	441	2	162	0.5%	605
Bayview Ridge	1,812	-1	72	0.2%	1,883
Swinomish	2,489	15	912	2.6%	3,416
Rural (outside UGAs)	38,277	238	7,150	20.0%	45,665
<b>Total</b>	<b>117,949</b>	<b>1,752</b>	<b>35,751</b>	<b>100.0%</b>	<b>155,452</b>

Notes: The figures apply to cities/towns including their associated UGAs.

Source: BERK Consulting 2014

With the recommended population allocations, the Planners deliberately did not include urban growth allocations for future fully contained communities or non-municipal UGAs such as Bayview Ridge (other than a minor population allocation to Bayview Ridge reflecting existing buildable residential lots). Based on review of historical data and local knowledge, the Planners anticipate that new non-municipal UGAs or fully contained communities should not be necessary to accommodate future population growth within the 20-year planning period.

The Planners also expressed a desire to have policies put in place that recognize the unique quality of life and rural character of Skagit County and that planning efforts for further growth should reflect the desire to protect and preserve that character while promoting a robust economy that compliments the policy to preserve and protect Skagit County's rich agricultural and resource heritage.

## EMPLOYMENT PROJECTIONS AND ALLOCATIONS

For employment, the historical relationship between population and employment was considered to calibrate the countywide employment projection. The industry split also considered the following factors: Current industry distributions; recent trends and industry shifts; Washington State Employment Security Department (ESD) mid-term industry projections; and other unique factors and trends identified by the County and cities including an industrial lands analysis that has been underway at the time of this writing.

**ESD Industry Projections.** A key source of information for the countywide target and sector splits is ESD's industry projections for the Northwest region of the state, including Whatcom, Skagit, San Juan and Island counties. ESD produces 2-year, 5-year and 10-year projections. These projections are based on the following steps:

**Exhibit 6. Employment Growth and Distribution Scenarios**

**A. Current Share**

UGA	2012	Net Growth 2012-2015	Resource	Retail	Industrial	Services	GovEdu	Net Growth 2015-2036	Total 2036	Percent: 2015-2036
Anacortes	8,166	304	0	69	1,010	969	576	2,610	11,080	16.30%
Burlington	9,467	366	0	267	1,003	1,154	575	3,008	12,840	18.80%
Mount Vernon	16,024	522	0	177	1,189	2,064	1,703	5,149	21,695	32.20%
Sedro-Woolley	4,594	152	0	41	364	581	490	1,476	6,223	9.20%
Concrete	347	11	0	13	0	12	88	112	470	0.70%
Hamilton	214	10	0	1	55	7	5	67	292	0.40%
La Conner	1,053	42	0	57	0	112	167	335	1,429	2.10%
Lyman	28	1	0	1	4	1	3	9	38	0.10%
Bayview Ridge	1,434	63	0	1	437	14	8	451	1,948	2.80%
Swinomish	925	32	0	16	0	163	121	299	1,256	1.90%
Rural	7,749	260	0	45	1,057	694	686	2,485	10,493	15.50%
<b>Total 2015-2036</b>	<b>50,001</b>	<b>1,763</b>	<b>0</b>	<b>688</b>	<b>5,119</b>	<b>5,771</b>	<b>4,422</b>	<b>16,001</b>	<b>67,764</b>	
<b>Percent</b>			<b>0.00%</b>	<b>4.30%</b>	<b>32.00%</b>	<b>36.10%</b>	<b>27.60%</b>	<b>100.00%</b>		

Notes: The figures for cities/towns include their associated UGAs. Sector splits are based on ESD projections. ESD mid-term growth rates were applied to 2012 base employment. ESD Projections are for non-farm jobs and exclude proprietors, self-employed, unpaid family or volunteer workers, farm workers, and domestic workers.

Source: BERK Consulting 2014

**B. Corridor Trends Share**

UGA	2012	Net Growth 2012-2015	Resource	Retail	Industrial	Services	GovEdu	Net Growth 2015-2036	Total 2036	Percent: 2015-2036
Anacortes	8,166	187	0	71	568	640	353	1,628	9,982	10.20%
Burlington	9,467	390	0	272	1,093	1,217	618	3,201	13,058	20.00%
Mount Vernon	16,024	436	0	180	844	1,803	1,527	4,373	20,833	27.30%
Sedro-Woolley	4,594	144	0	41	344	565	479	1,433	6,172	9.00%
Concrete	347	31	0	27	27	33	228	312	689	1.90%
Hamilton	214	23	0	2	136	32	20	188	426	1.20%
La Conner	1,053	110	0	72	188	336	341	931	2,093	5.80%
Lyman	28	3	0	1	11	7	6	25	55	0.20%
Bayview Ridge	1,434	202	0	1	1338	255	44	1627	3,263	10.20%
Swinomish	925	91	0	26	74	425	305	823	1,839	5.10%
Rural	7,749	146	0	46	599	353	454	1,458	9,353	9.10%
<b>Total 2015-2036</b>	<b>50,001</b>	<b>1,763</b>	<b>0</b>	<b>739</b>	<b>5,222</b>	<b>5,666</b>	<b>4,375</b>	<b>15,999</b>	<b>67,763</b>	
<b>Percent</b>			<b>0.00%</b>	<b>4.60%</b>	<b>32.60%</b>	<b>35.40%</b>	<b>27.30%</b>	<b>100.00%</b>		

Notes: The figures for cities/towns include their associated UGAs. Sector splits are based on ESD projections. ESD mid-term growth rates were applied to 2012 base employment. ESD Projections are for non-farm jobs and exclude proprietors, self-employed, unpaid family or volunteer workers, farm workers, and domestic workers.

Source: BERK Consulting 2014

C. Corridor Focus Share

UGA	2012	Net Growth 2012-2015	Resource	Retail	Industrial	Services	GovEdu	Net Growth 2015-2036	Total 2036	Percent: 2015-2036
Anacortes	8,166	201	0	76	596	678	406	1,753	10,120	11.00%
Burlington	9,467	470	0	328	1,270	1,483	771	3,852	13,789	24.10%
Mount Vernon	16,024	523	0	217	989	2,066	1,975	5,266	21,813	32.90%
Sedro-Woolley	4,594	172	0	50	411	630	632	1,727	6,493	10.80%
Concrete	347	11	0	9	8	8	85	109	467	0.70%
Hamilton	214	8	0	1	47	12	7	66	289	0.40%
La Conner	1,053	38	0	25	62	116	124	326	1,417	2.00%
Lyman	28	1	0	0	4	3	2	9	37	0.10%
Bayview Ridge	1,434	242	0	1	1570	341	60	1959	3,635	12.20%
Swinomish	925	32	0	9	21	152	108	288	1,245	1.80%
Rural	7,749	65	0	21	249	169	205	646	8,459	4.00%
<b>Total 2015-2036</b>	<b>50,001</b>	<b>1,763</b>	<b>0</b>	<b>737</b>	<b>5,227</b>	<b>5,658</b>	<b>4,375</b>	<b>16,001</b>	<b>67,764</b>	
Percent			0.00%	4.60%	32.70%	35.40%	27.30%	100.00%		

Notes: The figures for cities/towns include their associated UGAs. Sector splits are based on ESD projections. ESD mid-term growth rates were applied to 2012 base employment. ESD Projections are for non-farm jobs and exclude proprietors, self-employed, unpaid family or volunteer workers, farm workers, and domestic workers.

Source: BERK Consulting 2014

**Additional Scenarios.** After a review of the three scenarios in Exhibit 6 by the Planners, three more scenarios were developed as illustrated in Exhibit 7.

First, a scenario tested a different Rural share that matched more recent trends. The I-5 Corridor share was made 75% and the Rural share 9%, with no changes to Anacortes or the Towns & Tribal Land shares under "corridor focus share". Thus, I-5 Cities' shares are slightly reduced compared to the "corridor focus share".

Second, a scenario assumed Anacortes and the I-5 Corridor market areas would become one market area considered "Cities & Bayview" and together allocated 90%, with Towns & Tribal Land at 5% and Rural at 5%. This would increase Anacortes' share relative to other scenarios, with slight reductions in shares for Burlington, Mount Vernon, and Sedro-Woolley.

Third, both of the scenarios above are combined with a Rural trend at 9%, with the combined Cities & Bayview category at 86%, leaving a moderate Towns & Tribal Land share of 5%.

**Exhibit 7. Additional Employment Growth and Distribution Scenarios**

**A. Corridor Focus Share with Recent Rural Trend**

UGA	2012	Net Growth						Net Growth	Total 2036	Percent: 2015-2036
		2012-2015	Resource	Retail	Industrial	Services	GovEdu			
Anacortes	8,166	202	0	78	596	681	401	1,756	10,124	11.0%
Burlington	9,467	441	0	313	1,169	1,400	729	3,611	13,519	22.6%
Mount Vernon	16,024	493	0	207	895	1,996	1,819	4,917	21,434	30.7%
Sedro-Woolley	4,594	162	0	48	379	609	580	1,616	6,372	10.1%
Concrete	347	11	0	9	7	8	85	109	467	0.7%
Hamilton	214	8	0	1	48	11	7	67	289	0.4%
La Conner	1,053	38	0	26	63	115	125	329	1,420	2.1%
Lyman	28	1	0	0	4	3	2	9	38	0.1%
Bayview Ridge	1,434	228	0	1	1,483	309	55	1,848	3,510	11.6%
Swinomish	925	32	0	9	22	150	109	290	1,247	1.8%
Rural	7,749	147	0	47	557	381	462	1,447	9,343	9.0%
<b>Total 2015-2036</b>	<b>50,001</b>	<b>1,763</b>	<b>0</b>	<b>739</b>	<b>5,223</b>	<b>5,663</b>	<b>4,374</b>	<b>15,999</b>	<b>67,763</b>	
<i>Percent</i>			0.0%	4.6%	32.6%	35.4%	27.3%	100.00%		

Notes: The figures for cities/towns include their associated UGAs. Sector splits are based on ESD projections. ESD mid-term growth rates were applied to 2012 base employment. ESD Projections are for non-farm jobs and exclude proprietors, self-employed, unpaid family or volunteer workers, farm workers, and domestic workers.

Source: BERK Consulting 2014

**B. Cities & Bayview Market Focus and Moderate Towns & Tribal Land and Rural Share**

UGA	2012	Net Growth						Net Growth	Total 2036	Percent: 2015-2036
		2012-2015	Resource	Retail	Industrial	Services	GovEdu			
Anacortes	8,166	316	-	121	927	1,068	642	2,758	11,240	17.2%
Burlington	9,467	427	-	301	1,161	1,338	703	3,502	13,396	21.9%
Mount Vernon	16,024	474	-	199	903	1,866	1,802	4,771	21,269	29.8%
Sedro-Woolley	4,594	156	-	46	370	574	578	1,567	6,317	9.8%
Concrete	347	11	-	9	8	8	85	110	468	0.7%
Hamilton	214	8	-	1	46	13	8	67	289	0.4%
La Conner	1,053	38	-	25	61	116	125	328	1,419	2.1%
Lyman	28	1	-	0	4	3	2	9	38	0.1%
Bayview Ridge	1,434	220	-	1	1,410	320	62	1,793	3,447	11.2%
Swinomish	925	32	-	9	21	151	109	291	1,248	1.8%
Rural	7,749	81	-	26	313	206	259	804	8,634	5.0%
<b>Total 2015-2036</b>	<b>50,001</b>	<b>1,764</b>	<b>0</b>	<b>738</b>	<b>5,224</b>	<b>5,663</b>	<b>4,375</b>	<b>16,000</b>	<b>67,765</b>	
<i>Percent</i>			0.00%	4.60%	32.70%	35.40%	27.30%	100.00%		

Notes: The figures for cities/towns include their associated UGAs. Sector splits are based on ESD projections. ESD mid-term growth rates were applied to 2012 base employment. ESD Projections are for non-farm jobs and exclude proprietors, self-employed, unpaid family or volunteer workers, farm workers, and domestic workers.

Source: BERK Consulting 2014

**C. Combination: Cities and Bayview Market Focus,  
Recent Rural Trend, and Moderate Towns & Tribal Land Share**

UGA	2012	Net Growth 2012-2015	Resource	Retail	Industrial	Services	GovEdu	Net Growth 2015-2036	Total 2036	Percent: 2015-2036
Anacortes	8,166	302	0	117	886	1,025	608	2,629	11,097	16.4%
Burlington	9,467	409	0	291	1,091	1,288	676	3,346	13,222	20.9%
Mount Vernon	16,024	456	0	192	837	1,832	1,695	4,573	21,053	28.6%
Sedro-Woolley	4,594	150	0	44	348	563	541	1,500	6,244	9.4%
Concrete	347	11	0	9	7	8	85	109	467	0.7%
Hamilton	214	8	0	1	47	12	7	66	288	0.4%
La Conner	1,053	38	0	26	62	115	125	326	1,417	2.0%
Lyman	28	1	0	0	4	3	2	9	38	0.1%
Bayview Ridge	1,434	210	0	1	1,356	298	58	1,702	3,346	10.6%
Swinomish	925	32	0	9	22	149	110	288	1,245	1.8%
Rural	7,749	147	0	47	561	374	465	1,452	9,348	9.1%
<b>Total 2015-2036</b>	<b>50,001</b>	<b>1,764</b>	<b>0</b>	<b>737</b>	<b>5,221</b>	<b>5,667</b>	<b>4,372</b>	<b>16,000</b>	<b>67,765</b>	
Percent			0.00%	4.60%	32.60%	35.40%	27.30%	100.00%		

Notes: The figures for cities/towns include their associated UGAs. Sector splits are based on ESD projections. ESD mid-term growth rates were applied to 2012 base employment. ESD Projections are for non-farm jobs and exclude proprietors, self-employed, unpaid family or volunteer workers, farm workers, and domestic workers.

Source: BERK Consulting 2014

**Recommended Scenario:** Based on a review of all scenarios in Exhibit 6 and Exhibit 7, the Planners have developed recommended initial allocations that reflect trends in the Rural area at 9%, a share of jobs in Anacortes at 13% reflecting that local jurisdiction's review of employment data and discussions with local businesses, the I-5 Corridor share predominating at 73% and a Towns & Tribal Land share of 5%. See Exhibit 8.

**Exhibit 8. Planners' Recommended Initial Employment Growth and Distribution Allocation**

UGA	2012	Net Growth 2012-2015	Resource	Retail	Industrial	Services	GovEdu	Net Growth 2015-2036	Total 2036	Percent: 2015- 2036
Anacortes	8,166	238	0	92	702	806	476	2,076	10,480	13.0%
Burlington	9,467	429	0	305	1,141	1,360	710	3,516	13,412	22.0%
Mount Vernon	16,024	479	0	201	874	1,936	1,774	4,785	21,288	29.9%
Sedro-Woolley	4,594	158	0	46	368	592	566	1,572	6,324	9.8%
Concrete	347	11	0	9	7	8	85	109	467	0.7%
Hamilton	214	8	0	1	47	11	7	66	288	0.4%
La Conner	1,053	38	0	26	63	115	125	329	1,420	2.1%
Lyman	28	1	0	0	4	3	2	9	38	0.1%
Bayview Ridge	1,434	222	0	1	1,436	305	57	1,799	3,455	11.2%
Swinomish	925	32	0	9	22	150	109	290	1,247	1.8%
Rural	7,749	147	0	47	558	379	463	1,447	9,343	9.0%
<b>Total 2015-2036</b>	<b>50,001</b>	<b>1,763</b>	<b>0</b>	<b>737</b>	<b>5,222</b>	<b>5,665</b>	<b>4,374</b>	<b>15,998</b>	<b>67,762</b>	
Percent			0.0%	4.6%	32.6%	35.4%	27.3%	100.0%		

Notes: The figures for cities/towns include their associated UGAs. Sector splits are based on ESD projections. ESD mid-term growth rates were applied to 2012 base employment. ESD Projections are for non-farm jobs and exclude proprietors, self-employed, unpaid family or volunteer workers, farm workers, and domestic workers.

Source: Skagit Council of Governments 2014; BERK Consulting 2014

**Jobs and Employment Acres:** Following the adoption of the GMA in 1990, Comprehensive Plan updates in Skagit County have allocated jobs to each jurisdiction by converting each job into a metric of acres for ease of use by each jurisdiction. The conversion from jobs to acres was accomplished using industry accepted ratios as documented in the 1995 Overall Economic Development Plan for Skagit County.



- c. GMASC shall review and approve the annual report by resolution.
4. **Allocation Adjustment:** The GMASC may consider adjustments to the population and employment growth allocations contained in Appendix A of CPPs in the years between state-required updates. The following steps shall be used:
- a. Based on the results of the long term monitoring process, the Planners Committee may review and recommend to the GMASC an adjustment to the population and employment allocations.
  - b. The GMASC shall review the Planners Committee recommendation to adjust growth allocations and may recommend to the Board of County Commissioners an adjustment to the population and employment allocations. Adjustments to the growth allocations shall be based on the results of the monitoring program and shall be consistent with the GMA and the CPPs.
  - c. The Board of County Commissioners shall consider the recommendation of the GMASC and may amend the CPPs with adjusted population and employment allocations for cities, UGAs, and rural areas.

Any disputes regarding the roles and responsibilities of the Board of County Commissioners, the GMA Steering Committee, and individual jurisdictions in reviewing and approving amendments to the Countywide Planning Policies shall be resolved in accordance with the procedures established by the 2002 Framework Agreement among Skagit

**TABLE 1-21: AIRPORT SAFETY ZONE**

<i>Land Use and Densities</i>	<i>Open Space Requirements</i>	<i>Representative Land Uses</i>
<b>Zone 1- Runway Protection Zone</b>		
Residential: None	Maintain all undeveloped land in open space	Agricultural operations Tree farm (8 ft height restrictions)
Non-Residential: 5 to 10 people/acre		
Notes: 1. FAA and WSDOT encourage airport sponsor to acquire RPZ. 2. FAA suggests use of property as golf course but such use may not comply with suggested densities.		
<b>Zone 2 – Inner Safety Zone</b>		
Residential: None	50% open space within a 500-foot-wide strip along the extended runway centerline; 25% to 30% open space overall.	Light industrial uses Mini-storage Parking lots
Non-Residential: 5 to 40 people/acre		
Notes: 1. During site development process, shift all structures away from the runway centerline.		
<b>Zone 3 – Inner Turning Zone</b>		
Residential: 2 acres/DU to 10 acres/DU	15% to 20%	Light industrial uses Mini-storage Parking lots
Non-Residential: 25 to 60 people/acre		
Notes: 1. During site development process, shift all structures away from the runway centerline.		
<b>Zone 4 –Outer Safety Zone</b>		
Residential: 2 acres/DU to 5 acres/DU	25% to 30% open space within a 500-foot-wide strip along the extended runway centerline; 10% to 15% open space overall.	Small neighborhood shopping center Small office building
Non-Residential: 40 to 100 people/acre		
Notes: 1. During site development process, shift all structures away from the runway end.		
<b>Zone 5 –Sideline Safety Zone</b>		
Residential: Not Applicable, under Port of Skagit County ownership	25% to 30% open space adjacent to the runway ends and RPZ.	All aviation related land uses are considered acceptable.
Non-Residential: 40 to 60 people/acre		
<b>Zone 6 –Traffic Pattern Zone</b>		
Residential: Urban Areas: 4 to 6 DU/acre or higher with master planned developments Rural Areas: 2.5 acres/DU to 5 acres/DU	10% to 15% open space or an open useable area every 1/4 to 1/2 mile.	Industrial uses Small restaurant Neighborhood shopping center Small office building Residential subdivisions
Non-Residential: 100 to 150 people/acre		

RECEIVED

OCT 29 2015

SKAGIT COUNTY  
PDS

From: Kraig and Colleen Knutzen

11780 Avon Allen Rd.

Burlington, WA 98233

Subject: Comprehensive Plan Amendments 2015 Docket

Re: Bayview Ridge Expansion of Residential Proposal

Dear Commissioners and Planning Department,

We would like our parcel P35394, directly adjoining the proposed Knutzen Properties LP 60 acre parcel P35391, to be included into the Bayview Ridge Expansion of Residential Parcels. This parcel is approximately 20 acres and was originally included in the Bayview Ridge UGA.

We appreciate your consideration in this matter.

Sincerely,



Kraig and Colleen Knutzen



**From:** [Roger Mitchell](#)  
**To:** [PDS comments](#)  
**Cc:** [Commissioners](#)  
**Subject:** Comp Plan Amendments - 27 Oct 15 Public Comments of Roger Mitchell  
**Date:** Thursday, October 29, 2015 10:51:10 AM

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Please confirm timely receipt of these public comments to be entered into the record.

The BoCC were included on this distribution in order to facilitate Ms. Killogjeri's record of the 27 Oct 15 BoCC Public Hearing.

Thanks

Roger

Public Comments of Roger Mitchell, Bow, WA  
BoCC Public Hearing on Comprehensive Plan Amendments  
27 October 2015

[Commenters were initially restricted to 5 min and my comments are found on pages 1-2. Subsequently, each person was given 10 additional minutes; my comments for that segment are found on pages 3-5. Lastly, anyone wanting to make a final comment could do so; Page 5 has my final comment.]

Good morning.

I submitted 7 proposed amendments and I have only 42.86 seconds to discuss each of them.

***Some specifics:***

My most important proposed Comp Plan amendment is critical to every Skagit citizen – **WATER**.

Some stick their heads in the sand and say we can't do anything about it; that EPA and DoE tell us what we have to do. **The question is not what we can do about it; the question is, "How is it going to affect us?"**

When a family is denied a permit to build a home, when farmers cannot irrigate their crops, and when property values are devalued to the point of not being sellable – Skagit County has a big problem.

- The Comprehensive Plan must expressly state that the County, as a highest priority, will take all reasonable measures to protect and ensure equitable distribution of water resources for beneficial use by every citizen of Skagit County.
- Water issues affect whether people and businesses will move here - and whether current people and businesses will stay here.

***The Elephant in the Room***

Several proposed amendments address the elephant in the room. Here are some inconvenient truths about Skagit's rural citizens:

1. Unincorporated Skagit is 41% of our population but pays 49% of the property taxes. Add the towns and that becomes 43% of the population paying 52% of the property taxes.
2. Rural residents pay 52% of the EMS levy yet only 19% of emergency calls are rural.
3. Restricted water access will continue to devalue rural properties and degrade rural quality of life.
4. Unincorporated Skagit citizens have no elected official that represents only them.
5. Rural voters, 43% of the population, were 52% of the votes in the most recent County Commissioner election.

Our Comp Plan must truly address rural issues as the GMA requires. Issues that disproportionately affect rural citizens need to be addressed in our planning proposals and decisions. Issues that affect 43% of our population affect everyone in the County.

## **Proposed Comp Plan amendments specifically addressing rural issues are:**

1. It's time to create a **Rural Advisory Board** so 43% of our population can directly advise the BoCC much like the Ag Advisory Board and the Forest Advisory Board do.
2. **Rural Water.**
  - Rural water issues are different from those for users served by the Public Utility District (PUD) or other municipal water suppliers.
  - Economic and topographical logistics prohibit extension of PUD piping to serve each rural County property.
  - The County can no longer maintain, protect, and preserve the “rural character” cited over 30 times in the Comprehensive Plan.

## **Proposed Comp Plan amendments that facilitate and provide for better planning:**

### **1. Metrics and Inventories.**

As final decision makers, you have a fiduciary responsibility to the citizens to spend tax dollars wisely. Wouldn't it be better if your decisions were based on objective, documented facts rather than subjective reasons that can't be documented?

Asking, “what are we going to get by doing this and how much is it going to cost” are the two most fundamental questions we all want answered. That's cost/benefit analysis.

How can we know if we're doing a good job of planning for Skagit County if we don't use metrics?

### **2. Maps for Permit Applications**

The County should provide the Applicant with the most up-to-date version of all required County GIS maps.

This will minimize time and expense for permit Applicants and County permitting staff.

### **3. County Maps – a schedule for keeping them updated**

All County GIS maps used for planning and permitting purposes should be updated on a regularly scheduled interval.

### **4. Geo-hazard considerations**

A geohazards checklist, analogous to a SEPA checklist, should be required for every planning and permitting project proposal.

This is a “no-Oso” strategy.

I doubt that the County wants any future geohazard impacts traced back to a failure to consider geohazards during the planning stages.

## **SUMMARY:**

All I'm asking is to place these proposed amendments on the docket so citizens and the Planning Commission can discuss them and provide the Board with their recommendations.

It's supposed to be the people's Comp Plan. Please let the people decide what they want in it.

*[second opportunity to speak follows:]*

It would be an understatement that concerned and knowledgeable citizens are increasingly frustrated by the way the 2016 Comp Plan update has been managed. Despite the substantial language in RCW 36.70A regarding public participation, we often are left to feel that, in fact, the County not only isn't interested in our input – they are actively discouraging it.

It is unreasonable that the Planning Department find NOT ONE amendment proposal by a citizen worthy of further consideration.

Many citizen submittals were rejected on the basis of not meeting “docketing criteria”. No docketing criteria were provided other than a vague reference to SCC 14.08. Most importantly, A form entitled “*Comprehensive Plan Policy of Development Regulation Amendment Suggestion*”, updated on 1 July 2015, was required for submittals. Any reasonable person filling out this very long form would believe they were complying with the docketing criteria.

Expanding on some of my proposed amendments mentioned earlier:

## **Metrics.**

The Department's rejection speaks to this suggestion with regard to *permits* when my submittal specifically refers to “planning *projects*”. The Department's rejection further states they already do this. If they did, I wouldn't be recommending the use of metrics. Lastly, the Department incorrectly claims that many of the metrics would not be applicable or of “very minor usefulness”. Since when is factual and quantitative assessment of a projects impact, rather than undocumentable subjectivity, “of very minor usefulness” ?

If we do not measure where we are today, where we think we will be at the project's completion, and where we actually are after a planning activity was implemented, how can we know if we're doing a good job of planning for Skagit County ?

To understand the intended effects, unintended consequences, and measurement of successful implementation of County planning activities, good faith analysis of current and projected values for metrics like cost/benefit, economic impacts, property tax impacts, sales tax impacts, increases or decreases in monitored inventories (eg. acres of agricultural land, acres of forest land, acres of each land use designation, etc), water usage, and changes to individual property rights are required.

There is a fiduciary responsibility for County government to use taxpayer dollars wisely on projects citizens actually want.

As part of each and every County Planning Department proposed project under consideration for approval by the Board of County Commissioners, a written, good faith analysis of current and projected values of the following metrics is required to be included in the project proposal: cost/benefit, economic impacts on the County, County property tax impacts, County sales tax impacts, increase/decreases in the acres of each land use designation, associated water usage, and changes to individual property rights.

The positive impacts of implementing this suggestion are a factual understanding of the success of our planning activities. In turn, that makes future planning more effective by learning what has worked and what has not. It also minimizes the problems associated with unintended consequences of unfettered planning.

## **Geo-hazard considerations.**

I doubt that the County wants any future geohazard impacts traced back to a failure to consider geohazards during the planning stages.

The positive impacts are to, within reason, help prevent and/or protect land use projects from unnecessary risk from geohazards. The negative impacts are increased time and cost for

Planning and Development Services staff in preparing planning proposals and/or processing permit applications, however the benefits to human life outweigh the additional time and cost.

Geohazards can be defined as events related to geological processes that may cause loss of life, material, or environmental damage. Skagit County is an epicenter for potential geohazards. We have a volcano (lava, ash, and lahar), we have tectonic plate activity (earthquakes and seismicity), we have steep mountain slopes (landslides and rock falls), we have a very large river and tributary system (erosion), and we have a large marine coastline (tsunami). We do not want an Oso-like incident here. We cannot prevent geohazard events but we can be circumspect about the location of proposed projects and make informed decisions based on geologic facts with regard to potential geohazards.

## **Water, Countywide and Rural.**

Water issues affect how people live, where they live, what businesses do, whether farmers can irrigate crops, property taxes, etc. – all of which affect whether people and businesses will move here or if current people and businesses will stay here.

Water usage by humans, be it agricultural, forestry, commercial, or domestic, needs to have a highest priority section in our Comprehensive Plan and relevant derivative plans.

We find ourselves in an absurd conundrum. We have the third largest river system in the western U.S. We have significantly more annual precipitation than many other locations. We have an economic base that depends on access to adequate water.

We have a population density that is right in the middle for all U.S. states and about 25% lower than the national average so our human use water demands are modest relative to the available water resources. Yet we have a water problem.

The problem is not whether enough water exists. The problem is access and control. The problem is who is allowed to use the water and for what purpose. Water rights have been adversely and inequitably distributed, whether by oversight or on purpose. Some with water rights greatly in excess of their true needs are like bullies in a sandbox – they do not play well with others. Others cooperate and share with their neighbors, especially in times of dire need.

We have learned that we cannot rely on state agencies to protect everyone's water rights in a fair, equitable, and reasonable manner.

We have learned that water access and use restrictions implemented by state agencies are not based on accurate and verifiable science as required by law.

We have learned that state agencies will not adequately defend our equitable water rights in court.

We have learned that access to water, particularly property owners' rights to use the water from their own private water wells, has been unfairly and unreasonably restricted.

We have learned that our Public Utility District wastes one million gallons of water a day – enough to supply almost 3,000 single-family residences with water.

We know that the expense and topographical logistics are prohibitive for extension of Public Utility District piping to supply water to every Skagit County resident.

We have learned that water rights issues can no longer be ignored and that we are beginning to see the adverse impacts and consequences of failed policies and regulations. A significant number of Skagit County land parcels are affected. A significant number of land parcels have been devalued by approximately 70% that in turn, greatly decreases property tax revenues from



those parcels and increases property taxes on others to make up the shortfall in our County's budget-driven tax structure.

We have now seen a significant portion of our agricultural economic base threatened by restricted access to water. Farmers cannot grow and prosper without water. Skagit County cannot grow and prosper without water. Skagit County cannot attract good business with good jobs without water.

We do ***not*** have a shortage of water; we have an inequitable, improperly dictated, and inappropriately restricted control of water access, water rights, and water use. Skagit County cannot sit back and let others control our destiny; the County and its citizens must be proactive in controlling our own destiny.

Rural water, in particular:

Skagit County can no longer aspire to the community vision statements, goals, objectives, and policy directives stated in the Comprehensive Plan. This is because the County can no longer maintain, protect, preserve, conserve, retain, not adversely affect, plan for, conform with, be consistent with, be in concert with, be compatible with, or not result in a substantial change to the "rural character" cited over 30 times in the Comprehensive Plan. All of the verbs I used are directly from the Plan. "Rural Character" *requires* adequate water resources and for each rural property owner to be able to have beneficial use of their own private water wells, ie. their own private water rights. A key aspect of "rural character" is self-sufficiency and self-sufficiency relies heavily on water rights.

The Comprehensive Plan community vision statements, goals, objectives, and policy directives cite preserving the high quality of life in Skagit County. Water is fundamental to life and to any level of the quality of life. If a rural private property owner cannot access and use the water in their private water well then the quality of life for that Skagit County citizen is devastating and certainly not what the Comprehensive Plan's vision statements, goals, objectives, and policy directives aspire to. If a rural property owner has lost the majority of their property value to the point that their property is either unsellable or sellable only at a huge financial loss, solely due to denied access to their own water, then we have failed as a County to protect and preserve a rural property owner's fundamental rights.

## **Rural Advisory Board.**

The Department states that it is not clear what the proposed Rural Advisory Board would be. My submittal clearly states that this Board would represent 41% of disenfranchised Skagit citizens who have no elected official specifically representing them. Further, the Rural Advisory Board would alert the BoCC to the many unique issues that preserve the rural quality of life as RCW 36.70A requires. **Rural Lives Matter.** This provides rural residents with a seat at the table.

*[additional time was allotted; **this is my final comment:**]*

If you read RCW 36.70a there are numerous references to public participation. What more eloquent request for participation could we have had than the lady [Dorothy] who spoke moments ago?

That concerned, knowledgeable citizens submitted 17 proposed Comp Plan amendments also speaks to their public participation.

I feel that the Comp Plan update process this year has been adversarial, not synergistic. That should not be.

Please docket all citizen-submitted amendments. Please let citizens and the Planning Commission discuss citizens' suggestions and make recommendations to you. Thank you.

**From:** [Rich](#)  
**To:** [PDS comments](#)  
**Subject:** "Comprehensive Plan Amendments 2015 Docket"  
**Date:** Wednesday, October 28, 2015 5:06:35 PM

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I am all for this Proposal for adding "Raspberry Ridge" into the Burlington Urban Growth area, However I see no need to include my property in with it (P62681), and after talking with the planning dept in Burlington I don't believe the city of Burlington wants it there either.

Raspberry ridge should have never been built in this area to start with, but that's a different problem, when it was built It should have been put on the city sewer system at that time. The failures of it's septic system have caused smells in the neighborhood, and I wonder if that system is leaching into the ground water and the Skagit River.

My property P62681 is low laying and I do not intend to develop it at any time, Developing it would be a nightmare, in the rainy season there is no standing water but the ground is very soggy, soggy enough that if I drive a vehicle out there I will get it stuck.

It is presently zoned as agricultural and eventually I intend to raise a cow or two. I have a shop building and several fruit trees growing on the property at this time.

Richard Rohweder  
1904 Sunset Drive  
Burlington, WA 98233  
(360) 707-2049

**From:** [Bill Sygitowicz](#)  
**To:** [PDS comments](#)  
**Subject:** Comprehensive Plan Amendments 2015 Docket  
**Date:** Wednesday, October 28, 2015 1:42:00 PM

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Re: Avalon Development *Application No. PL15-0383*

To Board of Commissioners and Planning Department:

In 2006 all the affected land owners surrounding the Avalon Golf Course requested a comprehensive plan amendment change for their land to be included in a new Fully Contained Community,( see attached). This comp plan amendment was approved without any opposition. Now a Fully Contained Community is part of, and allowed within Skagit County's existing Comprehensive Plan, (see below):

2A-3.5 The process of siting new fully self-contained communities in the rural area with associated provision of urban facilities and services shall be in 2007 Skagit County Comprehensive Plan

Element - 2•7 Goals & Policies conformance with RCW 36.70A.350, the Countywide Planning Policies, and the community planning process.

Whether we call it a Fully Contained Community of a Master Planned Community is not important. What is important is that we finally get an opportunity to have a thorough discussion of the merits of this proposed development. This project is a County project, not a City project, and as such will require your leadership to move it forward. There is much more work to be done prior to asking for an official approval of this development.

Therefore, I respectfully request your support in docketing this application,

Bill

Bill Sygitowicz  
Vineyard Development Group  
[billsyg@vinedev.com](mailto:billsyg@vinedev.com)  
360-739-4089

November 3, 2006

Chairman Kenneth Dalhstedt  
Commissioner Ted Anderson  
Commissioner Don Munks  
Skagit County Commissioners  
1800 Continental Place  
Mount Vernon WA 98273

RE: Changes to Skagit County's Comprehensive Plan

Gentlemen:

The undersigned landowners with ownership in Sections 4,5,6,7,8,9,16 and 17, Township 35 North, Range 4 East, want to be on record encouraging your support for adopting a new section in the Comprehensive Plan 2A - 3.5: "The process of siting new fully self-contained communities in the rural area with associated provision of urban facilities and services shall be in conformance with RCW 36.70A.350, the Countywide Planning Policies and the community planning process." (Copy of RCW 36.70A.350 enclosed). These ownerships are in north Skagit County and are generally bounded by Old Hwy 99 on the west, the Samish River on the north, F&S Grade Road and Thomas Creek on the east and Kelleher Road on the south. The land is currently zoned RRC-NRL- Rural Resource.

This land has a mixed use consisting of sand and gravel mining with related processing, agriculture pasture lands for beef cattle with related hay production, forest lands with hard woods and soft woods and the County's largest golf course. There is minor residential use around the periphery and there are two (2) small sub-division developments just outside the boundaries stated above. The sand and gravel mining is depleting the available resource at an ever increasing pace. The forest lands have been shrinking by the advance of mining, the siting at the golf course and clearing for pasture lands plus other uses. The soil types are such that more aggressive agricultures use would be unlikely. The land would seem to be appropriate for a new fully contained community, should the ownership want to pursue the planning process.

The area has numerous advantages with much of the infra structure in place and capacity to accept residential growth. First, it is centrally located and entirely out of any flood plain risk. It has community wide interest and is GMA inclusive per RCW36.70A.350. This could be a tool for Skagit County to best locate new residential growth with many amenities and great location.

The landowners have made no commitment to commence planning for a new self-contained community. Having the Comprehensive Plan with the RCW criteria for siting new self-contained communities would be potentially advantageous for the County and the landowners. This Comprehensive Plan addition could further the livability for future generations here in the Skagit Valley.

Thank you for your consideration.

Sincerely,

Landowners (see attached signature page)

Cc: Gary R. Christensen, Director  
Skagit County Planning & Permit Center

Landowners Signature Page

T. N. Aarstad

T. N. Aarstad

Bernice Aarstad

By TA  
B. AARSTAD TAD

Ron Hass

Ron Hass, Avalon Links Incorporated

Bernice Aarstad

BERNICE AARSTAD

By T.A.

Frederick S. Butler

Frederick S. Butler

Bob Cogdal

Bob Cogdal

Thelma Cogdal

Thelma Cogdal

Brad Barton

Brad Barton V.P., Concrete Nor'West A Division of Miles Sand & Gravel Co.

Earl R. Curry

Earl R. Curry

Kathy Curry

Kathy Curry

Ronald L. Hunt

Ronald L. Hunt

Janice S. Hunt

Janice S. Hunt

Terry H. Lovell

Terry H. Lovell

Nancy M. Lovell

Nancy M. Lovell