



BUREAU  
VERITAS

**Berryman & Henigar**

## MEMORANDUM

**Date:** April 15, 2005  
**To:** Fidalgo Island Subarea Plan CAC and TAC  
**From:** Aubin Phillips, Berryman & Henigar  
**Re:** CAC meeting 4/14/05

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### Attendance:

**CAC:** Ed Goodman, Tom Stowe, Terry McNeil, Tom Glade, Bill Wooding

**TAC:** Bob Bell, David Pearson, Jim Mecca, Dave Cortelyou

**Consultants:** Roger Wagoner, Aubin Phillips

**County:** Jeroldine Hallberg

**Other:** Carol Ehlers

### Upcoming meetings and Updates

Roger did an overview of the night's agenda. We will be giving some updates on the upcoming open house, the survey, and we will be doing a mapping exercise. It has been brought to our attention that WSDOT has released their draft environmental document for other segments of the State Route 20 construction, so we will be contacting them tomorrow to get a copy of this document. We should be on their mailing list for the EIS for the Fidalgo portion of the State Route 20 construction. We will also follow up with them regarding accident data they had stated they would give us at the March meeting.

Aubin gave an update on the upcoming open house. This open house will be held on Thursday, May 5 from 4 to 7 pm at the Fidalgo Island Elementary School. The format will be similar to the first open house, we will have display boards set up around the room showing what the subarea plan is, the progress that has been made since the last open house, the results of the citizen survey, and potential tools for implementing what we have heard. There may also be a short presentation on the hours to give a brief introduction to the process.

Aubin passed around a draft press release that will be sent out ten days prior to the event, this will be released to the County public information officer who will submit the article to area papers. Aubin also passed out a draft survey summary that will be released before the press release to gather interest in the event. Aubin also passed around some orange flyers to committee members to post in the area to let other community members know about the event. Please post these flyers and let other community members know about the upcoming open house. Good places to post would be the school, library, senior center and City Hall. Copies of the flyer will also be sent out with these meeting notes. We will also be following up

with community members that attended the last open house by sending them a mailing and possible an email as well.

Aubin also passed around a policy matrix that Berryman & Henigar has been working on. This is similar to the type of matrix that is currently being used to update the County Comp Plan. This matrix contains policies from the County Comp Plan from the Land Use, Rural, and Natural Resources Elements. The goals and policies are listed in the first column, and after there are columns for how this applies or does not apply on Fidalgo and another column for ideas on how this could be modified for Fidalgo. Please look over this matrix and be ready to provide comments at the May 12 meeting, or you can provide comments to Berryman & Henigar in the meantime. Tom Stowe questioned whether or not this will address the 2.5 acre overlay on the 1 acre lots; this is not currently covered in the County Comp Plan. There was also a question about MRO- this is the Mineral Resource Overlay.

Carol pointed out that we should also look at the utilities element since there are some policies in there that do not apply to Fidalgo. We also need to look at the Islands Plan, it has some policies that are not in the County Comp Plan and may apply to Fidalgo, this plan was intended to fill in the Comp Plan where it is lacking information for the Islands of Skagit County. Carol also pointed out that people need to see the lot certification ordinance, there is a delay on the decision right now, but it should be made soon.

Jeroldine gave an update on trails. There has been concern about a trail coming out at Ginnett Road. There is a trail being worked on in the State Park that will be going by Pass Lake, it is scheduled to be completed on April 23, they are currently working on north-south connections in the State Park. There is some concern about the trail end at Ginnett Road needing parking, and the state was unaware that there was a need for a Capital Facilities plan. There is also concern about fires in the park and fire department 11 being able to reach that area in event of an emergency.

There was a question about Similk Beach – they have just released their feasibility study for sewerage. There are four alternatives they have looked at, and they are now looking for the money to do the project. The PUD will be scheduling a public meeting on the project status. When the date is set, we will rely on that information. Public Health is also working with Dewey Beach currently on doing a voluntary program for people to have their septic systems checked. This has resulted in a lot of people installing new systems; there is about 75% compliance right now. There is some concern that the health department just drew an arbitrary line for this study and there are a lot of areas that were not included that may also be causing problems. Dewey Beach has a lot of small lots, some can be aggregated, but some may not be able to get septic. There are a lot of problems with plat information and septic permits in this area since the state does not retain paper records and septic permits were not required prior to the 1960's.

### **Survey**

The survey summary was passed out at the last CAC meeting along with a summary of each question. We also have 100+ pages of cross tabs for the survey results. Overall the survey revealed that people are pretty comfortable with what is currently going on with Fidalgo Island. We will have more information on display at the open house. This information will not all be added into the subarea plan, but will be part of an appendix. Also, please read the survey summary article that Aubin passed around earlier.

### **Public Comment**

Carol Ehlers has received a request form from WSDOT to request collision data for State Route 20, she would like to have everyone on the committee submit their requests to we can all turn one in together to get information from WSDOT. They would like for use to provide dates, locations, and a formation we would like to receive information for.

### **Mapping Exercise**

Now we would like for the committees to give us some information. We are going to do an exercise where we would like to see where you would place new homes on Fidalgo Island. It is projected that by 2025 Fidalgo Island will be home to approximately 900 new residents, and given current household sized this would be about 350 to 400 new homes. This is based on 20% rural growth of the projected 50,000 new residents that will be in Skagit County at that time. There is also concern about the Department of Ecology's low flow rules; this will have a big impact on Fidalgo Island if passed since a lot of other areas will be cut of from development if they can't receive public water. There is concern that Fidalgo will be forced to accept more growth, or prices will be driven up.

We are currently working with the County to have a map produced of all permitting and platting in the County from 1997 by year and by type to see what has been occurring in the area.

We then split the committee into two groups and worked on placing chips representing housing units at 2.5 and 5 acres onto maps showing buildable areas.

### **Next Meeting**

The Open House will be held on Thursday, May 5 from 4-7pm at the Fidalgo Island Elementary School. The next CAC meeting will be held on Thursday, May 12 at 7pm at the Fidalgo Elementary School.