



BUREAU
VERITAS

Berryman & Henigar

MEMORANDUM

Date: May 13, 2005
To: Fidalgo Island Subarea Plan CAC and TAC
From: Aubin Phillips, Berryman & Henigar
Re: CAC meeting 5/12/05

Attendance:

CAC: Ed Goodman, Tom Stowe, Terry McNeil, Chuck Manning, Mike Trafton, Bill Dinsmoor

TAC: Bob Bell, David Pearson, Jim Mecca, Ian Munce, Ross Barnes

Consultants: Roger Wagoner, Aubin Phillips

County: Jeroldine Hallberg

Other: Carol Ehlers, Diane Freethy (SCARP), Mike Noyes (Fire Dist. 11), Lori Sherman

Upcoming meetings and Updates

We have a lot of cover tonight, so we will need to stick to the schedule. Ed made a note that if people have anything that they want to add to the agenda for a meeting to let him know in advance so that it can be added and we can discuss it. Also, if you have any questions about anything that is being handed out, or produced by Berryman & Henigar, please contact Roger Wagoner. We have a toll free number you can call 1(800) 483-3147.

At the next CAC meeting we will discuss capacity analysis for Fidalgo Island. This will help us figure out what is left over. We have recently acquired building data from the county from the last five years. This data can be used to map where building is taking place on Fidalgo Island on an annual basis. We should have maps to show you at the June meeting.

There was some discussion about the location of the summer CAC meetings – people agreed that they would like to continue holding the meetings at the Fidalgo Island Elementary School.

Tom Stowe had a question about the growth projections that we are using to come up with the 900 number. This is using the 1990 – 2000, and the fact that growth has been steady at about 2-3% over these ten years. We will be looking at the permit data for building for these years to determine if this growth is occurring at a curve or straight line. There was a question about why this number is so different from the Anacortes population projection – Ian answered that the Anacortes number is somewhat based on capacity and somewhat based on the City's preference. The market is a variable that plays a big role, yet cannot be predicted. Another issue for Fidalgo Island is vacation homes that are being converted to permanent

residences. Availability of water is another factor. Some of these population projection issues are covered in the Fidalgo Island Profile that was handed out back in the Fall.

The Samish agreement with Skagit County was passed around. This agreement shows that the tribe will only be building 26 new single family homes on the 80 acre site. This works out to be about 3 acres per unit, although these parcels are Rural Reserve zoning where the minimum lot size is 10 acres. These 26 homes are all that the tribe has had approved so far, so this is all they will be doing with the property at this time.

Roger passed out the HWY 20 accident data from WSDOT; this is data for the past 6 years going from Sharpe's Corner to Deception Pass. Carol has the full package of accident data – about 20 pages describing each accident.

Public Comment

Carol had a question about the Shorelines inventory that has been done for the County, including Fidalgo Island. The public has not been involved in this process – all that was done was an update of the inventory and mapping (this would be environmental information such as eel grass beds and feeder bluffs).

Open House Follow-up

The second open house was held last Thursday at the Fidalgo Island Elementary School. There were about 45 attendees, and 15 committee members and staff present. Although there were not as many participants as the last open house there were a lot of really interested participants who stayed for a while to talk and review the materials. Jim Mecca has handed out a few copies of an article that one of the participants brought regarding affordable housing.

So far we have only received 6 comment forms back, and Aubin has passed around these results to the committee members. All of the boards and maps, as well as the comment form have been uploaded to the website (www.skagitcounty.net/planfidalgo) and an email has been sent to all committee members and participants to let them know this information is up, and to please fill out a comment form and mail it in to Jeroldine. There will be another open house in late July/early August, and we will do a mailing to every residence again.

Survey Follow-up

We have a copy of the statistically significant survey results here tonight (all 100+ pages). Some committee members had an interest in seeing this information; we can email you a copy or send you a paper copy if you request it. There is also interest in seeing the written in comments at the end of the survey, of the 439 returned surveys, only about 200 had written comments. We are still figuring out how to compile these. If you would like a copy of these, please request them and we can send you the scanned copies via email.

Mapping Exercise Follow-up

Roger brought in maps and photos of the results of the mapping exercise from the April meeting. There are two sets: recommendation 1 and recommendation 2. The maps are labeled with these numbers, but the photos are not – the one with the hands in it is recommendation 2. These pictures show where each team placed the “game pieces” representing 10 houses at 2.5 acres, 5 acres, and 10 acres. These were then translated into areas on the maps that were labeled as “lower density”, “moderately higher density” and “higher density”. Please review these so that we can discuss them at the June meeting.

Upcoming Work

Parks and trails will be discussed at the June meeting, with an inventory of these we will know where development should not go. We will get the acreage of all of the area parks, including the ACFL. From this, land use alternatives can begin to be developed. At the June meeting we will discuss where things should or shouldn't go – not based on existing plans, but what committee members think the county should do something about. You can discuss whether or not the current zones make sense, and if not, what changes should be made. You could make recommendations on customizing the zones or how buildings are sited on lots. And, there is still no answer from the Hearings Board about lot certification – maybe by June.

There could also be a conversation about septic – people on Fidalgo are getting new septics, but they are not necessarily better than the old septic systems. Maybe the health department can come out to talk about this. Right now they are doing inspections and approvals in the Yokeko and Dewey Beach areas – about 80-85% of these have been approved.

There is also concern about CaRDs on Fidalgo Island, and whether or not the open space should be reserved permanently, currently it is not. There could also be provisions for CaRDs near the Anacortes UGA (Ian stated that the City is not interested in this). Several of these have already been completed in the County, including one on Fidalgo. These clusters can have individual septics with a one acre lot, and group wells. Carol pointed out the CaRD handout from the open house; this will be sent out to CAC and TAC members for information on CaRDs. Since most of these CaRDs are on one acre building sites they are good for fire protection, but not the 5,000 square foot lots. These are also not good for group septic systems, these often get handed off to homeowners groups that do not know what they are doing – something needs to be done about this. Carol suggested writing up some kind of code or provision for these issues that would fit Fidalgo, and could potentially be used as models for other areas of the county.

What do we need to know about Fidalgo Island? Please start thinking about what you want everyone to know about Fidalgo Island and bring this list to the next CAC meeting in June. There are concerns about slopes and drainage, the natural environment map is not accurate – this current information is from a combination of sources such as USGS, DOE, NWI, and FEMA. There was a comment that the drainage basins should be added to this map, because these have a big impact on what is downhill. There is a big forested wetland at the intersection of Marine Drive and Havekost – this drains all the way down to Alexander Beach and affects the functions of the septic systems on the way down. This needs to be looked at as a whole, but is currently only being looked at on a lot by lot basis. This subarea plan will help identify these and recommend changes be made to the County plans which they fall under.

Next Meeting

The next CAC meeting will be held on Thursday, June 9 at 7pm at the Fidalgo Elementary School. Please review the maps from the mapping exercise, and come with a list of things you would like to discuss.