



BUREAU
VERITAS

Berryman & Henigar

MEMORANDUM

Date: June 10, 2005

To: Fidalgo Island Subarea Plan CAC and TAC

From: Aubin Phillips, Berryman & Henigar

Re: CAC meeting 6/9/05

Attendance:

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

TAC: Bob Bell, Ross Barnes, David Pearson, Tony Kubena, Konrad Kurp, Jim Mecca

Consultants: Roger Wagoner, Aubin Phillips

County: Jeroldine Hallberg

Other: Carol Ehlers, Chuck Trafton, Harold Shaab, Bill Fisher, Don Caulfield, David Olausen, Noel Johnson, Robert Atterberry, Robert Trueman, Kenny Jones, Nathan Lowman, Greg and Pam Hobson, Jim Kenote, Kim Thorne, Bob Arnold, Mike and Mary Goodman, Kenneth Jones, Levrin Hall, Susan Demopolus, Kelly Merrifield, Priscilla Michaud, Josee Allard, David Pearce, Bill Chagnon, Harold Harrington, Brian Adams, John Hartley, Charles Stavig, Donna and Tim Maricich, Tyler Maricich, Steve Estvold, Don Estvold, Laurie Sherman, Kathryn Alexandra, Thomas Conroy, John Corso, Dan Cookes

Upcoming meetings and Updates

Ed began the meeting by welcoming the 40+ guests that attended this meeting and to introduce the purpose of this meeting. This is a regular CAC meeting, and many of the guests in attendance are here regarding the trails issue, there will be time for public comment, but parks and trails will be further discussed at another meeting in August. Currently that meeting date is set for August 11, and there will be a special section from 6-7pm in which the State Parks, County Parks, Anacortes Parks, and Public Works representatives will be given time to speak and answer questions. The next regularly scheduled meeting is set for July 14, at this meeting we will discuss the draft Land Use Element – which will be sent out prior to this meeting. There will probably also need to be another extra meeting some time in late July or early August to discuss lot certification and how it will affect Fidalgo Island, and we would also like to have a Health Department representative come to talk about what is going on in the Yokeko, Dewey Beach, and Quite Cove area – tentative dates for this meeting are July 28 or August 4.

Aubin gave a quick update on lot certification – the ordinance has been upheld by the Growth Management Hearings Board, legal lots of record and those belonging to innocent purchasers will be considered for development permits if the lot does not meet the minimum lot size for the zone. However, they will only be considered as long as they meet other county code requirements for development.

Aubin also gave a quick update on Health Department work in the Yokeko, Dewey Beach, and Quiet Cove area - they are down to the last two or three that they do not have permits on, and about 60 have permits, but no inspections. Their next step is for the community to petition the County Commissioners to have the area designated as an "area of special concern"; this will be an enforcement piece to ensure that people get their systems checked.

Public Comment

Many people are here to discuss the trail issue on Ginnett Road, many of the residents of Ginnett Road, Campbell Lake Road, and Donnell Road received a letter in their mailbox about these issues.

Tom Conroy – he wrote the letter that was put into people’s mailboxes, it was the opinions of several people that went into the letter, they are concerned that if the county grants access and the usage grows, the county will not be able to control it. People that live on Ginnett Road now were told by the state that the property they border is just background property, but now they want to make it into a scenic outlook, they are afraid this will lead to more visitors and the road being enlarged.

Ken Jones – lives on Ginnett road and is against public access

Robert Hall – was also assured by state parks that the land adjacent to his property would never become open to the public - that it would only be a buffer, but now they want to make an outlook point.

Harold Harrington – lives in the last lot on the left on Ginnett Road, and is completely against public access, even a small amount of visitors. People can access the trail from the other side of Pass Lake and SR 20.

Robert Truman – lives across from Harold, he is also very against public access to the trail, he thinks the state does not have the funds to control the access point, and thinks the road is not adequate.

Bill Chagnon – lives at Trafton, he thinks this is a fire hazard with the extra people.

Jim Kenote – lives on Sharpe Road, he is pro-park and pro-public access, we need to hear from the state people and find out what they are doing, he thinks that the people who’s property borders the state land should not be able to control what is done, he thinks people have the right to use public facilities.

Greg Hobson – a letter he has written is in the packet, he is in favor of access to public lands, and he currently does not feel comfortable going there because he feels threatened by the people that live there. Anacortes has access points like these and they work just fine. He does not want a complete closure of the access point, and he does not want it to become a campground either.

Don Caulfield – these proposals could really change Fidalgo and could negate the reason that many of these people moved here.

Dave Olausen – lives on Ginnett Road and used to live on Heart Lake Road where there were problems with people racing on the road and the area kids going there to hang out and drink.

Ken Jones, Jr. – lives on Ginnett Road with his brother, they bought their mom’s house last year in order to preserve the tranquility of the area and do not want public access to the trail.

Carol Ehlers – since Ed is no longer the sheriff, it has been hard to get attention on Fidalgo, right now there is a meeting going on at Del Mar about Alexander Beach and the kids that are going out there and drinking and making noise. There is a difference between here and Anacortes, because Anacortes has an adequate police force to respond to problems, people will give up if they never get a response.

Bill Chagnon – is concerned about habitat loss

Brian Adams – works for County Parks and is also a neighbor in Fidalgo, is also concerned about habitat and thinks that a habitat corridor would help with island connectivity, island habitats are more difficult since they are isolated.

Dwane Milcher – is from Mount Vernon and a member of the Pacific Northwest Trails Association. People have been very happy with their trail from the bridge to Pass Lake, they now want to connect up around the lake and their goal is to get to the Anacortes Community Forrest Lands. They have done a lot of work and many people appreciate it.

Kelly Merrifield – will lose a lot of land if the trail goes through, but thinks it is for a good cause, he too has had run-ins with neighbors that do not want people on their property, but if he runs into people on his property he is nice to them, he likes the idea of an access point without the parking lot.

Priscilla Michaud – lives on Donnell Road and wants to know what the future plans are for that area.

Bob Arnold – also lives on Donnell Road, wants to know the time frame of these plans and what their influence is in these decisions, he does not want a lot of change in his neighborhood.

Carol Ehlers – the trail extension to Donnell Road is closed, a full process will be conducted prior to change.

Ed asked for a show of hands to see how many people were in support of or opposed to the trailhead at the end of Ginnett Road. The majority of the attendees were opposed to the trailhead at Ginnett Road.

Building Permit Data

Maps were passed around showing building permits for Fidalgo Island for the years 1997-2005. These are just parcels for which building permits have been issued for these years, they are for single family dwellings, not for additions or changes. This is just to give you an idea of where building has been taking place on Fidalgo Island over the recent years.

Capacity Analysis

A four page paper was passed around titled Fidalgo Island Capacity Paper. This paper details the facts, mythology, analysis, and options for Fidalgo. Aubin did a slide show describing the steps that were taken in doing this analysis. These maps will soon be available in paper version. All of these steps are included in the paper. There is a table found on the second page of the paper that details the number of available parcels and the potential number of dwelling units that could be created from these parcels. Lots smaller than their current zoning were not included in this analysis since it is difficult to determine which would be available through the lot certification process without doing a parcel by parcel analysis of which would be granted the right to develop based on other county code.

This analysis could lead the committee to make recommendations in the subarea plan such as making Fidalgo specific CaRD recommendations, such as for the open space portion of the lot – maybe making it

permanent or placing a time frame on them. Lot certification on Fidalgo could also be a change, the eligible lots could handle a lot of density and growth and they are more likely to be built on since they are smaller and less expensive.

Under Skagit County Code, a lot is defined as “a contiguous quantity of land in possession of, owned by, or recorded as the property of a person. A lot shall also include any individually numbered or separately designated parcels of property in an approved subdivision or development.”

To make corrections or changes to these maps, just mark them up and mail them back. We have maps of the waterlines available, but are still working on gas line maps – these are hard to get a hold of. We would also like to get some feedback on the assumptions made in this analysis.

The current analysis shows that the island will be able to accommodate the 900 new people that Fidalgo is expected to receive over the next 20 years. There are concerns that there may be more than 900 since a lot of people are making their vacation homes into full time homes. This could raise the number almost 20% - see the table in the Fidalgo Profile regarding the number of homes in the Fidalgo area that are for seasonal use only – it is about 8%.

We also looked at where these available parcels are in relation to the areas the committees picked in the mapping exercise that they thought should receive more, less, or moderate density. There is also the water factor – some areas are not currently served, and would have to buy their own water from Anacortes.

Tom Stowe passed out a handout with factors that will determine where new people will go in the subarea. Things that will influence this are: water, views, septic, size, and cost.

Carol suggested we look at the assessor’s book for this year – it shows where tax money is coming from. Jeroldine can get a copy.

Konrad is concerned that building permits are being given out too easily by the county, such as in Dewey Beach; they are ignoring impervious surfaces and slide areas.

Tom Stowe has read all of the write-in comments from the Fidalgo Survey, one thing that many people wrote about was the lack of county enforcement of their own regulations. People had many complaints about old cars, junk and construction areas. The officials need to know about this, and there need to be reports to the enforcement officers. In order for anything to be done about these code violations, there has to be a complaint from a citizen and they must fill out the form, but many times these get lost and several phone calls are required for action. Due to the large size of the county and the number of people there is a lot of work for limited staff, and sometimes they have bigger problems to deal with.

Noel Johnson from the Fire District talked about driveways in the area becoming overgrown and the their trucks can’t get in, but property owners will not do anything about this.

Next Meeting

The next CAC meeting will be held on Thursday, July 14 at 7pm at the Fidalgo Elementary School. Please read the Anacortes Parks Memo that was passed around tonight, we will talk about this on August 11. This memo refers to development around the ACFL and open space, support of a north/south trail, 30 foot buffers around the ACFL, and a wildlife corridor.

