

MEMORANDUM

Date: 11/19/04

To: Fidalgo Island CAC and TAC

From: Aubin Phillips

Re: Fidalgo Island Subarea Plan CAC Meeting 11/18/04

After introductions, the newest member of the CAC, Mike Trafton was introduced. Mike will be replacing Ken Howard on the CAC.

Next Meeting

The next CAC/TAC meeting will not be able to be held on Thursday, December 9 since the Fire Hall is already booked that night. In order to avoid the holiday time, it was decided that Tuesday, December 7 would be a good night to have the meeting instead since the Fire Hall is free that night. The meeting will be held at 7pm.

Updates

Similk Beach Sewer

Aubin gave an update on other projects that are going on in the Fidalgo area. The Similk Beach sewer project held its fourth public meeting on November 9. They are currently looking at 4 sewage collection system alternatives and 2 disposal alternatives. This sewer system could potentially service up to 117 connections and will not be built to be expanded in the future. There is not yet a cost estimate for this project and it is still being decided whether or not this will be an independent system or if it will connect in with Anacortes. A feasibility study will be done in January to determine the cost for each of the 12 alternatives, and at that time it will be decided which one is preferred for implementation. They are currently exploring permitting, it is expected that the permitting and design process will take close to a year, actual construction will take less than a year, it is not expected that all of this will be finished within a few years, as of now, there is no official projected completion date.

WSDOT and SR 20

WSDOT has updates on their project on their website www.wsdot.wa.gov, to get updates on the SR 20 project on Fidalgo, go to projects and then to Quite Cove to SR 20 Spur. They are currently working on the environmental documentation (EIS) and will be sending out that information in January; it will be shared at the February meeting. In January they will begin purchasing real estate necessary for widening. This project will begin construction in 2007 and be complete by 2009. There was a comment that DOT seems very disengaged in what else is going on in the area, they don't know

much about Fidalgo and are only concerned with their highway. Some residents are unaware of what is going on with DOT as well, for example they didn't know about putting in a turn lane at Almida Visita or that traffic from the Samish property was being directed onto SR 20. There may also be a signal going in at the intersection.

Open House

The Fidalgo Island Subarea Plan website is also up and running, it has two maps and the boards from the open house have been uploaded. These boards are as they were at the open house and have not been edited to reflect corrections and changes suggested at the open house. These comments have been collected and documented and will be changed. Write-ups from the open house boards and comment forms were passed out; these were broken up into groups by the boards and elements discussed at the open house. A summary of comments done by Aubin was passed out as well. In general these comments say that Fidalgo Island residents value their rural quality of life and they want to protect what they have. There does seem to be some blurring of the boundaries, and maybe people are unsure of where Anacortes ends and rural Fidalgo begins. Other participants at the open house seemed really surprised that the County was even asking their opinion at all, so they were glad to have a say. Other participants at the open house seemed to think that what they say won't make a difference, and they don't want any growth or changes. There was a question about the dots that were placed on the boards at the open house, Aubin ran through the list and will email it out for people to look at.

Other Concerns

There is also some concern that people may be unaware of the zoning and laws that affect their property until it is too late and they cannot make changes. Some people are shocked to find out how difficult it is to divide their land and develop it. Some people have never looked at the zoning regulations or laws. People also aren't aware that zoning can change on their land – without notice. There is also a concern about a disconnect between buildable lands and the assessor's office – some people are paying taxes on land as if there were buildable, but it is not. Carol brought up a concern about reasonable use and building on lots, and ag zone lot sizes, there is a hearing on January 6 regarding this matter. She is also concerned that legal notices are not being distributed where people will see them to know about these issues. Ian pointed out that the point of this committee is to make changes and come up with solutions independent of the county, Fidalgo doesn't have to rely on what the county does, and they are here to make changes that are right for Fidalgo.

Survey

The survey has been edited based on comments received from CAC and TAC members, some questions have been removed and some have been edited, but overall it is not too different from the original. Anacortes has agreed to help fund part of the survey in exchanged for a few question at the end of the survey. There has not been a response from the PUD if they would like to help fund the survey in exchange for some questions being asked on their behalf. With an ok from the committee we could have the survey in the mail by mid-December, get returns by the end of December and have

it processed by the end of January. There was some discussion as to whether or not we should put this off til after Christmas or try to do it before. Some people will be leaving the island for the holidays, but others may not want to deal with it later. Some people thought December 15 would be too late and people would not want to fill the survey out and it would get put off. We will be checking with the printer and mailing house to see what kind of time frame we are looking at for processing. Bob pointed out that we need to very clearly mark the front of the survey with the due date. Tom pointed out that we need to make sure that the answer sheet can not be easily copied because one person may be able to turn in 10 of the same sheet.

Survey Content

There are concerns that the survey is still too long, and that it has leading questions and is too touchy-feely. There is some concern that it is a guided survey and that we have pre-determined the outcome. For example, who would want a service station next to their house? Someone pointed out that this is only being sent to Fidalgo residents, and not Anacortes residents, so hopefully nobody will say that they do want these types of services in the area. It was pointed out that this survey was designed to cover a broad range of issues; it was designed by Western Washington University for Lummi Island. This is a survey similar to the one used for Guemes Island that got a very high response rate. It was also pointed out that the intent of the survey is to solicit individual thinking and gather opinions like we did with the open house – it was noted that when the CAC/TAC members filled it out, there was really no commonality between their responses. This survey is being done for the visioning process, not for technical information, this was what the CAC wanted in a consultant survey. There was a suggestion that maybe the order of the questions could be changed, like maybe going with the order of the dots. There was still concern about the survey being slanted, for example with the how fast should the population change? question – who would really want faster growth? There was also concern that this survey does not really fit for Fidalgo, like in question number one, some of these do not apply to the area, or they would be very hard to accomplish. There were questions about why TDR was removed, it was removed because it was too complex to explain in the survey – along those lines it was suggested that the code reference for CaRD be given in the survey so people can look it. It was stated that the committee doesn't just want a mediocre shortened survey; there could be an acknowledgement that the survey is long. There is still the feeling that there will be a good response since there was such good attendance at the open house and other surveys in the area have had really high response rates. There is also the need for a free form response on the survey.

Survey Review

There was a motion to review the survey until November 30, there will be a committee to review the survey, and this new survey will be emailed to the committee by December 4 so they can review it for the December 7 meeting. At the December 7 meeting it will be decided whether or not to send that next week or to send it in January. This motion was passed.

Schedule of Meetings

A new calendar of upcoming meetings and their agendas will be mailed out by the next meeting. These upcoming meetings will continue to be held on the third Thursday of every month until July or August, unless there is a holiday conflict.

The most recent version of survey will be resent to CAC and TAC members to review for changes. The list of dots from the open house will be mailed as well. These will be sent by email attachment and post mailed to those without email. Those that get the email and attachment will be asked to acknowledge the receipt of the email.

Public Comment

Carol brought up two points from the resolution that are not being covered. The key stakeholders have not been informed of the process, such as public works and transportation. Also, the elements that were agreed upon in the resolution are not all being covered, such as drainage. Carol asked that the list of stakeholder and elements be sent out to all committee members.

At a future meeting we will be sharing the preliminary outline for the subarea plan.