

WHAT IS THE FIDALGO ISLAND SUBAREA PLAN?

Purpose

To address recent and future growth and development on South Fidalgo Island under the provisions of the Growth Management Act (GMA). The planning process will result in recommended solutions for consideration in the Skagit County Comprehensive Plan.

Process

The subarea plan development will include four phases, with a draft plan developed by November of 2005. Each phase will include public involvement opportunities.

Subarea Plan

Subarea Plan elements may include:

- Land Use
- Utilities
- Critical areas
- Zoning
- Transportation
- Parks & Recreation

Issues for Consideration

- Provisions for maintaining the existing rural character and lifestyles of the island
- An assessment of the natural and built environment
- Previous land use studies and reports to determine if additional rural density is appropriate to minimize large-lot sprawl and create more logical boundaries incorporating the existing RI designations.
- Land Use Alternatives (including a no-action alternative)



COMMUNITY VISION NOVEMBER 2005

The CAC has drafted the following statement about the desired future of the subarea. We are interested in your reaction.

“In the year 2025, the residents of South Fidalgo Island enjoy the same type of community that the residents in 2005 enjoyed. The subarea population has increased by 25% since 2005 and this growth has been accommodated through the careful siting of new homes throughout the area subject to water availability and environmental constraints. This character features abundant areas of open space with lush vegetation surrounding homes on large lots. Somewhat denser neighborhoods are gathered along the coastlines. A few small retail establishments serve the community at sites that were established in the 1990s or earlier. Visitors to the area include travelers using Highway 20 between Skagit and Island Counties and those accessing the many opportunities offered by state, county, and City of Anacortes parks and trails. The highway has improved traffic safety conditions resulting in fewer accidents.”



WHAT IS THE SCOPE OF THE PLAN? NOVEMBER 2005

Can Do

The Fidalgo Island Subarea Plan is being created as a level of more detailed planning under the Skagit County Comprehensive Plan.

The Fidalgo Island Subarea Plan can identify and prioritize:

- Unique qualities on South Fidalgo that make it “rural”;
- Methods to preserve rural character, including design standards if desired;
- Methods to preserve critical areas within context of existing rules;
- Suitable areas for additional rural growth;
- Acknowledge areas of small-lot development;
- Infrastructure and service improvements, for example: transportation, water, sewer, emergency services;
- “Quality of life” or “good neighbor” issues, for example: junk vehicles, nuisances, incompatible land uses;
- Compatibility issues with a major state scenic highway and busy park areas.

Can't Do

- The Fidalgo Island Subarea plan can not change plans, policies, and projects outside Skagit County jurisdiction. For example, it cannot change State Route 20 plans, but CAN make recommendations;
- The plan cannot conduct in-depth technical analysis of the subarea;
- The plan cannot add urban densities or urban lot sizes to a rural area: under existing rules, the lot sizes available to apply to new rural land subdivisions are: Rural Intermediate 2.5 acres overall, and Rural Reserve 10 acres;
- Exceptions: see the Conservation and Reserve Development (CaRD) board for more details about clustering and open space;
- Another exception is the LAMIRD designation, which was applied to the Similk Beach area to address failing septic systems.



HOW MUCH GROWTH

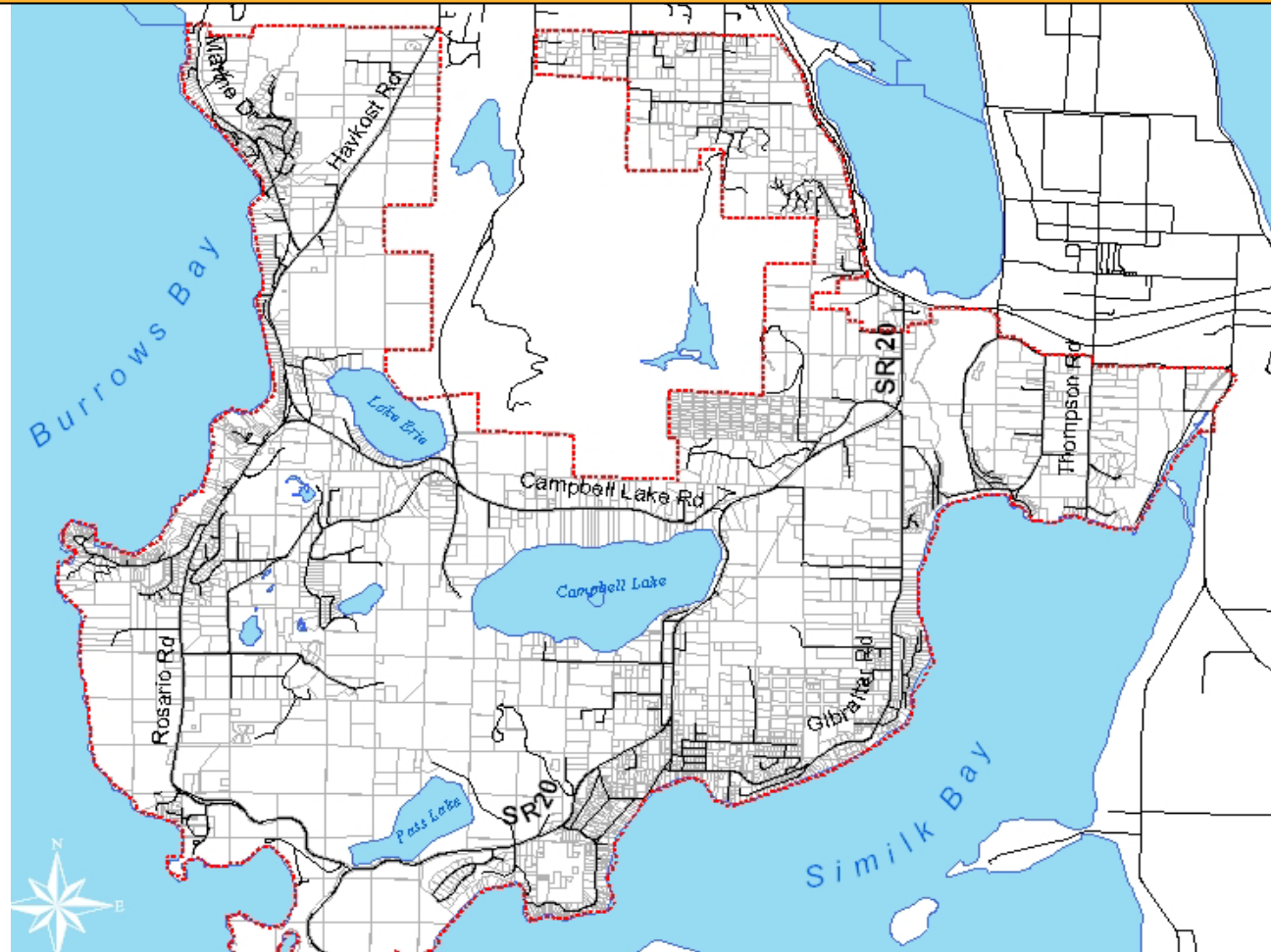


- 3,400 people reside in South Fidalgo Island*
- 23% population increase between 1990 and 2000.*
- 1,600 single family residences*
- 45.8 is the median age of South Fidalgo residents*
- By 2025, anticipate an increase of 900 residents on South Fidalgo Island, about 360 new housing units
- Since 1997, 300+ building permits for new homes have been approved on South Fidalgo Island
- The rate of development ranges between 28 and 38 homes per year

* Source: US Census 1990 and 2000



WHERE DO YOU LIVE, WORK, OR OWN PROPERTY?



WHERE IS YOUR NEIGHBORHOOD?

Please add your neighborhood if it is not already circled.

