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Skagit County Agricultural Advisory Board

1800 Continental Place • Mount Vernon, Washington 98273
office 360-416-1338 • www.skagitcounty.net/planning

November 10, 2022

Skagit County Planning and Development Services
1800 Continental Place
Mount Vernon, WA 98273

Re: Comments “Skagit County’s 2022 Docket of Proposed Policy, Code, and Map Amendments”

Dear Skagit County Planning Commission:

The Skagit County Agricultural Advisory Board (AAB) is writing to comment on the 2022 Docket proposal, specifically item LR22-01 Small Scale Recreation and Tourism Rezone. The AAB does not endorse this item moving forward at this time, with our reasoning listed below.

The AAB feels this proposal falls into the Agritourism topic Skagit County has been researching for some time now. The AAB has consistently pointed out that agritourism would impact Ag-NRL and Rural Reserve areas and has tried to give thoughts to the impacts on both. The agritourism conversation has predated this Docket item, and we feel that should be finalized before projects are allowed to proceed.

The AAB feels this proposal is too broad for the zoning requested. First, current requirements of Small Scale Recreation and Tourism (SRT) zoning limit the developed area to 20 acres. This proposal requests 69 acres which is more than three times the current restrictions. The SRT zoning was created with this size limit, and at this time those restrictions should apply. Second, the proposed use of the property includes a general store which does not appear to be permitted under SRT potentially requiring further rezoning of the property. The AAB has always been concerned with ‘operation creep’ of projects occurring in the Ag-NRL and RR, and this seems like a scenario where it is possible.

The AAB recognizes in the ‘Staff Report 2022 Docket’ supplied to the Planning Commission on October 20, 2022, that the Planning Staff noted the “properties do not contain soils which would constitute land with long-term commercial and agricultural significance”. We feel this is of importance, because this land use change may be the template for other agritourism operations to try to expand their operation. Land use changes should limit the impacts to our resource lands. Therefore, if this land use change occurs, it should not be used as a precedent for land use changes of lands with long-term agricultural significance. The AAB does not feel

Advisory Committee Members:

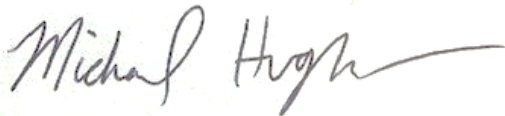
Michael Hughes (Chair), Kraig Knutzen (Vice Chair), Nels Lagerlund, Murray Benjamin,
Justin Hayton, John Morrison, Steve Omdal, Terry Sapp,
Tim Van Hofwegen, Steve Wright, Rachael Ward Sparwasser, Michael Trafton

spot rezones are the appropriate way to allow increased commercialization of the agricultural areas. Consistent zoning allows people to make long term decisions on the use of their properties. Spot rezones weaken current zoning laws. Each time a zone is changed the next one is easier, and potentially increasing the intensity requested. Skagit County has been very strict for over 30 years to protect its agricultural land base and this potential expansion of non-agricultural activities will threaten this previous sacrifice.

The AAB recognizes the increased economic activity this project would provide. This location has limited economic activity and the tax receipts would help the local community. Despite this, the AAB feels the Agritourism conversation that includes Ag-NRL along with Rural Reserve (like this property) needs to be closer to finalized before individual projects move forward.

Thank you for taking our comments into consideration.

Sincerely,

A handwritten signature in black ink that reads "Michael Hughes". The signature is written in a cursive style with a long horizontal flourish extending to the right.

Michael Hughes
Chair, Skagit County Agricultural Advisory Board

Dear Committee,

As we have tried to recover from the previous and current economic challenges, increasing revenue while meeting the needs of our customers has been our #1 priority. The current change of going from Rural Reserve to Small Scale Recreation and Tourism gives our family the opportunity to expand our ability to increase revenue while addressing the interests and providing a much needed venue for our club members, their families and the tourism who travel through Skagit County.

To gauge the interest of our 350 wine club members we included a small survey along with our newsletter. Questions related to this effort are as follows. There were 350 surveys sent and 102 responses.

Has the Bertelsen Winery provided you, your family and your friends and enjoyable experience? Approximately 100% Yes.

Would you find it beneficial if Bertelsen Winery could offer full service food options? Approximately 100% Yes.

Would a wider variety of food, music and family events be desirable to you and yours? Approximately 100% Yes.

If family and friends are visiting you would overnight accommodations such as R.V. sights be beneficial? Approximately 72% in favor.

Are you a dog owner? If yes, would you like the winery to offer a fun, clean option to play and relieve your dog? Approximately 76% in favor.

Do you support the Bertelsen family efforts to provide your family and friends with an expanded venue of destination opportunities? Approximately 100% Yes.

Over the last few years the Bertelsen Winery has grown beyond its ability to meet the needs of the tourism and community members that support our operation. Wine tasting across Washington State has been a revenue windfall for wineries in our state and Skagit County. And has provided a needed and enjoyable tourist opportunity. A business is either growing or dying and to stay in business long term it is crucial to accomplish this rezone to grow and expand our business.

Since the year 2000, fewer than 200 wineries existed in Washington State. Fast forward to 2019, and the number of wineries have grown too over 1,000 and continues to grow at an amazing pace. In order for us to grow it is essential to rezone our property to Small Scale Recreation and Tourism which is the appropriate zoning to meet the needs and expectations of our current 350 wine club members as well as the thousands of tourist traveling through Skagit County every year "Looking for venues just like ours!!"

Thank you!

Sincerely,
The Bertelsen Family

Jennifer Rogers

From: Andreena Bergman <andreenabergman@gmail.com>
Sent: Thursday, November 10, 2022 2:32 PM
To: PDS comments
Subject: Bertelson Rezone

CAUTION: This email originated from an external email address. Do not click links or open attachments unless you recognize the sender, you are expecting this email and attachments, and you know the content is safe.

To whom it may concern,

I believe the Bertelson Rezone would be an important and an improvement not only to Skagit County but to the surrounding areas. The winery has grown substantially over the years providing services and income. The customer base is vast from the I-5 corridor. It brings growth to the economy and with a rezone can bring in more tax dollars to the county as well as employment opportunities. This facility also provides many students and young adults employment as they transition into careers being a building block for growth in personal and professional development. As growth continues north and being off the I-5 corridor with easy access the expansion of this site and tourism through Skagit Valley will allow more visitors and residents to enjoy the beauty and the benefits Skagit Valley has to offer.

Thank you,
Andreena Bergman
Stanwood City Council Member

Jennifer Rogers

From: Brian Lipscomb <brian@aquaworxinc.com>
Sent: Thursday, November 10, 2022 2:21 PM
To: PDS comments
Subject: Comments on LR22-01 Small Scale Recreation & Tourism Rezone

Follow Up Flag: Follow up
Flag Status: Completed

CAUTION: This email originated from an external email address. Do not click links or open attachments unless you recognize the sender, you are expecting this email and attachments, and you know the content is safe.

Dear Planning Commissioners,
I support the approval of LR22-01 Small Scale Recreation & Tourism Rezone.

The location is ideal for this type of activity and would allow visitors to view and enjoy the beautiful productive farms and places in the valley below. Approval would not impact any productive agricultural land and opposition to this rezone is without meaningful merit.

Please Approve LR22-01.

Brian Lipscomb
27765 W. Gilligan Creek
Sedro-Woolley, WA 98284

November 5, 2022

Subject: Bertelsen Rezone

We live on Starbird Road just east adjacent to the Bertelsen property. Bertelsen purchased and paid property taxes to the county the same as we have done for over 50 years.

Bertelsen is asking for a small portion of their own property to be rezoned to have a place that can be used for locals and visitors to the area. The property is located next to Interstate 5 at the interchange Exit 218 entering Skagit County. In fact, a great location to increase attraction to people entering Skagit County.

Skagit County annual tulip festival brings visitors and revenue to Skagit County. This happens because we have local farmers and property owners using their property for these events. The rezone would increase the same for Skagit County plus more employment and activities.

As a neighbor and property owner next door we feel the rezone should happen and the request should be honored per the owners request.

Chuck and Bertha Rogers
20824 Starbird Road
Mount Vernon, WA. 98273

Board of County Commissioners and Skagit County Planning Commission-

As neighbors of the proposed rezoning of Berthelsen property, Doug and I are strongly opposed. The proposed project does not comply with the requirements for changing the zoning to SSRT in the Skagit County Comprehensive Plan, county policies or codes. Contrary to the goal of the Growth Management Act the proposed project encourages rural sprawl.

There are far too many unanswered questions and details to move forward with this project. Reasons of our opposition are listed below (though not limited to):

- 1) The value of land: our property values and the value of everyone who has land in the surrounding area will be negatively impacted.
- 2) The traffic throughout the area will increase substantially. Have there been any traffic studies done?
- 3) Limited water supply. We share the concern of many that there will not be enough water to support all the proposed ideas. Understanding there "could" be ways to support it is not good enough.
- 4) The drainage and runoff that comes from these proposed structures and hits the lower valley will hugely impact (negatively) agriculture in areas to the west.
- 5) The safety and protection of those that currently reside near the Berthelsen land. Crime and roaming of transients are at a low right now in this area. By providing additional stopping points off a main highway, would attract a greater population to "hang out" and/or "camp" at these provided locations.
- 6) In the meeting notes from August 9th, it was said that the RV park is for higher end RVs. How exactly would this be regulated? If someone is a paying customer at your winery, and at your RV park, what exactly is going to make you turn them away?
- 7) Pollution/litter/overall cleanliness of the area. In this quiet country area, there is already bits of litter scattered throughout that the residents take it upon themselves to clean up. The proposed additions will cause for more resources to be used and more people to be using them. Who will be responsible for keeping the lands clean?
- 8) For clarification purposes, the August 9th meeting notes say, "there is concern that this project or these activities are going to be reducing farming activities..... the Soil Conservation Service identifies the existing soils as being very, very rocky, hard soil. Going on to say that farming activities do not exist in the area of this project because of the tough soils". Part of this proposal is to farm Hops. Something that to our knowledge needs rich, well-drained soil. Later it is spoken about that the hops will do well. To me this sounds like the building of the other applications (rv park, brewery, etc) are then proving the point that they are taking away from what could be farming activities/land.
- 9) Has an environmental impact study been done on this proposed project?

Regards,

Douglas Matthews and Andrea Roozen

Jennifer Rogers

From: Fran Kavelaars <franpaine@gmail.com>
Sent: Monday, October 17, 2022 9:53 AM
To: PDS comments; Commissioners
Cc: Dean Schwartz
Subject: Bertelsen Farm Rezoning proposal (LR22-01)

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Board of County Commissioners and Skagit County Planning Commission

As a neighbor of the proposed rezoning of Bertelsen property, Dean and I have several concerns with this rezoning proposal.

1. Impact of rural areas surrounding the property if the proposal goes through. There are salmon streams and wetlands that are adjacent to the property. Will there be environmental studies provided by the applicant associated with this proposal? To name a few of our environmental concerns are water and soil contamination, soil erosion, surface runoff. The proposed camping area, retail store, gas station, the crop of hops and brewery in our opinion have an environmental impact
2. Hops have not been grown in the valley yet. In doing some research, hops require 1.5 inches of water per acre (~40,000 gallons) per day. Based on this calculation, 20 acres of hops will require roughly 800,000 gallons a day. Currently the Bertelsen Farm has an allocation of 5,000 gallons a day. Bertelsen property shares the aquifer with surrounding homes. All users of the aquifer signed an agreement with the Department of Ecology, State of Washington related to the Skagit River Mitigation Plan (Water Right S1-28885). This document gave each user the maximum usage of the aquifer allowed. The applicant has not secured alternative water sources to support the massive water requirement for growing hops and the brewery. Reviewing the Planning Commission meeting notes from August 9th, the applicant was very vague on a firm water plan. The impact on the aquifer needs to be evaluated and approved by the Department of Ecology as part of the application process
3. The new zoning of Small-Scale Recreation and Tourism potentially will allow the Bertelsen property to add 35 structures (cabins). In their proposal they have indicated they have no intention of building these structures. If approved, what stops the applicant from adding these structures on their property? These structures would have the same impact as described in points 1 and 2 above

We appreciate you taking the time in reading this email. We are concerned citizens of Skagit county; we must protect our fish, water and natural wetlands. Please let us know if you have any questions or comments

Regards,
Fran Kavelaars (916 709 4829)
Dean Schwartz (425 330 6924)
19895 Bella Vista Lane
Mount Vernon, WA
98274

Jennifer Rogers

From: james <james@justjamesboutique.com>
Sent: Thursday, November 10, 2022 1:37 PM
To: PDS comments
Subject: Bertelsen Winery Rezone

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Dear Committee,

This email is in regard to Bertelsen Winery's proposed rezone of Rural Reserve to Small Scale Recreation. I hearby would like to declare and testify in approval of this rezone. The Winery has grown in the last eight years in a flawless and truly, community benefit. It has provided dining, entertainment and joy to the surrounding communities and tourists alike. It also has provided jobs.

The location of the winery which is rather between Stanwood and Mount Vernon sits in a rural/farm nature zone, however, from what I have observed in the last eight years its popularity and success is banking on more growth. That growth comes at a price of a needed rezone. The Winery cares about its patrons greatly. Their enjoyment, their memories and their safety. With that being said, they also equally care about their staff in the same regards. Due to the nature of its growth, the rezone would allow for more usable space to safely provide parking for such dining and entertainment as well as overnight accommodations (RV spaces, Tent spaces, Yurts) to guests traveling from afar (major cities such as Seattle, Bellevue, Bellingham and greater Eastern Washington). To not over accommodate nor overserve in any fashion, offering more options at this exit is highly needed and frankly thoughtful. The Winery has brought in more tourism and interest to the area, which helps serve a benefit to the surrounding small towns and small business owners. Offering more options creates diversity, creates employment and creates more recognition and recreation to an area that can be noted as "seasonal". This area needs tourism and support more than just "seasonal" periods. From April to Labor Day Weekend the area is flooded with traffic and interest from patrons, but after that the slowdown is very much felt on the businesses and therefore employees. This rezone will provide more jobs, more year-round draw for dining and entertainment and ultimately more reason to visit beautiful Skagit and Snohomish County(s).

The Bertelsen Family is a thoughtful Family that takes in every consideration from neighbors, employees, patrons, surrounding communities and always wants to serve with the best intention of making it a WIN on everyone's behalf. From concerts to private events, to dining and serving wine, the Winery truly operates at a full capacity but in the most sensitive and regulatory manner. The rezone is imperative to the success for Tourism for this area, that it creates more employment and frankly creating more recreation for locals as well. A dog park, General Store, a Micro-Brewery, electric car charging stations, expanded parking and RV spaces on land that is owned and operated by this Family over the course of 20 years is not only thoughtful but needed.

I sincerely hope that this rezone is considered not only from a patron point of view but as a Stanwood Small Business Owner who has directly felt the benefit of the winery for my business.

Thank You,

Jami Sollid

Owner

www.justjamesboutique.com

wardrobe + home

Jennifer Rogers

From: Janet Sollid <Janetsollid@outlook.com>
Sent: Tuesday, November 8, 2022 10:21 AM
To: PDS comments
Subject: Bertelsen Rezone

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11/8/2022

Skagit County Planning

We would like to voice our opinion regarding the Bertelsen rezone.

We are in strong agreement to move forward with this rezone for several reasons.

1. The property location of the rezone is a perfect fit for freeway services. We have needed this area location for a long time to service freeway business.
2. Living on exit 212 and often travelling to Mt Vernon for shopping etc, we have always wondered why there was not more freeway service businesses along the freeway from Stanwood to Mt. Vernon, especially in the way of eateries.
3. The visibility of this proposed rezone site for other services along Hi-5 would be well viewed by the travelling public in plenty of time to exit the freeway.
4. A winery which sits on a portion of this property has provided great entertainment, food and beverage service for both local and travelling patrons. This popular venue draws business from both Skagit and Snohomish counties, since it sits on the county line, along with the general freeway traffic.
5. It would be a terrific boost to the economy of Skagit county for this rezone to move forward. It would actually benefit Snohomish County residents as well.

Thank you for your consideration and are hopeful this project will move forward, to not only provide an economic boost to the county, but also a greatly received benefit to the community at large.

Thank you,
Janet and Myron Sollid
1616-252nd St NW
Stanwood Wa 98292
425-359-3353

#

Sent from [Mail](#) for Windows

Jennifer Rogers

From: Jaye Stover <jayejst@gmail.com>
Sent: Wednesday, November 9, 2022 5:15 PM
To: PDS comments
Subject: Bertlesen request to Re-zone 69 acres of Rural Reserve NOT recommended

CAUTION: This email originated from an external email address. Do not click links or open attachments unless you recognize the sender, you are expecting this email and attachments, and you know the content is safe.

Thank you, Planning Commission members, for this opportunity for my voice to be heard on an important issue, proposed Comp Plan Amendments for 2022.

The Growth Management Act is important and hard-won planning legislation to protect our environment. The Bertlesen request to re-zone rural acreage in the 2020s is in violation of the GMA and therefore should not be recommended to the Commissioners. Bertlesen was not a tourism or recreation site prior to 1990 and these 69 acres are not needed for commercial development and are not eligible for being designated a Small Scale (actually 69 acres is not "small scale") Recreation and Tourism property. We the people and our government and utilities have not planned for locating water, septic and stormwater adequate to this tourism enterprise on these Rural Reserve lands and these are NOT in place for aggressive development.

Currently, the winery building itself is over 4,000 square feet, not permitted under Skagit County Code 14.15.130 Small Scale Recreation and Tourism zoning. No need has been established for further commercial projects on this Rural Reserve Property, and the limitations of an SSRT clearly prohibit this acreage from eligibility.

This request does not comply with the GMA or the Skagit County Comprehensive Plan -- both sets of regulations so incredibly important to our sustainable future here and for which thousands of people have labored. Encourage Commissioners to comply with the GMA and our Comp Plan. You have the support of many!!

Jaye Stover
12213 Pulver road
Burlington, WA 98233
360-770-5608

Jennifer Rogers

From: Jennifer Ridgley <jenniferridgley@yahoo.com>
Sent: Thursday, November 10, 2022 11:46 AM
To: PDS comments
Subject: BERTEL DEN WINERY

CAUTION: This email originated from an external email address. Do not click links or open attachments unless you recognize the sender, you are expecting this email and attachments, and you know the content is safe.

As a local resident off Starbird I am a (YES)for the rezoning of Bertelezen Winery. Looking forward to the positive growth that Bertelsen is showing.

Sincerely,

Jennifer Ridgley

[Sent from Yahoo Mail on Android](#)

Jennifer Rogers

From: Patty Cruse <cruser@valleyint.com>
Sent: Tuesday, November 8, 2022 6:09 AM
To: PDS comments
Subject: Skagit County's 2022 Docket of Proposed Policy, Code, and Map Amendments

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Good Morning,

This letter is in opposition of LR22-01 the rezoning of Rural Reserve to Small Scale Recreation and Tourism zone.

We have many concerns regarding this. First and foremost we are concerned about the Critical Areas (wetlands) on parcels #P17700 and P17699. Our property neighbors these parcels #P117538 and P17485 we too have Critical Areas that do not allow us to use certain areas, I'm unsure how Critical Areas can be rezoned without some type of study or report.

Water is another concern, with this type of expansion it will greatly affect our water supply from our wells. With this type of expansion there will be much more of a need for water and we do not have sufficient resources available. Hops requires a great deal of water to maintain a crop. With RV Hookups, Fueling Station, General Store and a Micro Brewery there will be a need for much more water than our wells will be able to maintain.

Infrastructure should also be taken into consideration. I feel that Conway does not have enough resources for an increase of tourists. Fire, Police etc. again something that needs to be considered.

The effect on neighboring homeowners is astounding. Most of us moved to the Country for a reason, to avoid people and the hustle and bustle of City living. We do not think that it is fair to allow a fellow neighbor to be able to change his zoning to capitalize on our privacy. We purchased our property with the knowledge that this could not be a possibility. What affect is this going to have on my property values? We purchased and built in a rural area and would like to keep it that way.

I oppose the rezone request because the Skagit County Comprehensive Plan does not allow conversion of farmland to commercial uses. I also oppose this because the proposed change violates the Comprehensive Plan, county planning policies and codes b creating commercial sprawl.

We would appreciate your consideration of our comments in the opposition of LR-22-01.

Sincerely,

Jim & Patty Cruse
19915 Bella Vista Ln
Mount Vernon, WA 98274

Jennifer Rogers

From: Linda Piccolo <123piccolo@gmail.com>
Sent: Thursday, November 10, 2022 2:12 PM
To: PDS comments
Subject: Bertelsen Rezone. LR22-01

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County Rezone Committee,

We are writing this note in favor of the Bertelsen rezone of LR22-01 at the Starbird exit in Skagit County.

We would like to see the county support this project and have it go forward.

Thank you,

Jim Piccolo
1528 252 nd ST NW
Stanwood, WA. 98292

Jennifer Rogers

From: Jon Nielsen <jnielsen24@hotmail.com>
Sent: Tuesday, November 8, 2022 12:14 PM
To: PDS comments
Subject: Bertelsen Rezone

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Skagit County Planning Department,

My family and I have lived in the Conway area close to the Starbird exit for a decade. I am writing you today to offer my support for your approval of the Bertelsen rezone. As a nearby resident, I have been impressed with what the Bertelsen family has already established. The Bertelsen Winery and Events venue is an asset to our County and local community and brings together a wonderful mix of locals and people from other communities. I believe it would be beneficial to our neighborhood to expand this endeavor with additional attractions and activities on what is an expensive interchange and ideal location. This will also bring in additional tax revenue for the County and schools and create much needed jobs.

Thank you for your consideration. Please contact me with any questions.

Jon Nielsen
19638 Snowden Lane
Mount Vernon, WA 98274
(206) 227-1835

Jennifer Rogers

From: ken cram <ken.k.cram@gmail.com>
Sent: Thursday, November 10, 2022 2:17 PM
To: PDS comments
Subject: Bertelsen Winery

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I Ken Cram and Deborah Seavy

Support the rezoning application for Bertelsen Winery on starboard Road

--

KEN CRAM
360-797-4293
Ken.K.CRAM@GMAIL.COM

Jennifer Rogers

From: Kirk Duffy <kirk@hawthornefh.com>
Sent: Monday, November 7, 2022 5:44 PM
To: PDS comments
Subject: Bertelsen rezone

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Dear Board,

I am emailing you in regards to the Bertelsen rezone on Starbird hill. As a third generation skagitonian, raising my children in this wonderful part of our world, I see the need for positive projects like this. We all know the feeling of coming down Starbird hill knowing that we are back in the county. What a great welcome this project would be to those traveling through our area and wanting to spend money. The economic impact that Bertelsen winery has had (my daughters first job) and the further services that this rezone would have is greatly needed in our county. Employment, tax dollars, options for visitors and residents is a no brainer-especially during this time of inflation-stagflation and the recession looming. We need people like the Bertelsen's who put their necks on the line to invest in our community.

Kirk S Duffy
Hawthorne Funeral Home and Memorial Park
Gilbertson Funeral Home
Hulbush Funeral Home
Stanwood Cemetery Association, Inc.

Jennifer Rogers

From: Lindsay Klempel <lindsaysco@hotmail.com>
Sent: Thursday, November 10, 2022 3:29 PM
To: PDS comments
Subject: Berteleson rezone

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#####

To whom it may concern,
I am writing to express my support for the Berteleson rezone. Berteleson is a great gathering place and brings jobs as well as visitors to the area! It's a great addition to our community.
Sincerely, Lindsay Klempel

Sent from my iPhone

Jennifer Rogers

From: Carol Lee <4jesus123@att.net>
Sent: Wednesday, November 9, 2022 5:10 PM
To: PDS comments
Subject: LR22-01 Small Scale Recreation and Tourism Rezone

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I support LR22-01 Small Scale Recreation and Tourism Rezone.

Thank you,
Margaret Lee
14119 Gibraltar Rd
Anacortes, WA 98221

Jennifer Rogers

From: Mary Raymond <mraymond333@yahoo.com>
Sent: Monday, November 7, 2022 5:48 PM
To: PDS comments
Subject: Letter of support for Bertelsen Winery Rezone

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#####

I am writing this letter in support of the rezone for Bertelsen Winery. This business has been a substantial asset to the Stanwood/Mount Vernon area providing food, drink and entertainment in a relaxed, outdoor environment. As this area grows, it is valuable to have this type of business located away from more crowded downtown areas. Expansion would allow more dining and recreation options for this popular local destination while maintaining the expansive rural character of the winery. Thank you for your consideration of this rezone.

Mary Raymond
Camano Island

Sent from my iPhone

Jennifer Rogers

From: Rkent <rkent@frontier.com>
Sent: Wednesday, November 2, 2022 5:37 PM
To: PDS comments
Subject: Bertelson rezone

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#####

As a long time resident and property owner near the Bertelson property being considered for a redone. My wife and I would like to go on the record as completely supporting and in favor of the county granting this rezone. Seems to us to be a very logical rezone. Thank you. Richard and Beth Kent, 22858 North Starbird Road. Mount Vernon WA. 98274 Sent from my iPad

Roger W. Heim
22614 North Starbird Road
Mount Vernon, WA 98274
(360) 707-8672
roger@heimwire.net

November 6th, 2022

To whom it may concern:

My name is Roger Heim. My family and I have resided in the unincorporated area of Skagit county near Conway, WA just off the Interstate 5 Starbird Road exit no 218. We have resided in this area for over 20 years.

I am writing this letter in support of the proposed property zoning change of the Bertelsen property located on Starbird Road, Mount Veron WA.

The Starbird Road/I-5 exit and overpass was built at high expense years ago with the intent to accommodate future development growth in this area. Most Skagitonians recognize thoughtful limited growth is essential to maintain and grow vibrant communities while also protecting our valuable open spaces and farmland from loss or over development. It is a balancing act to achieve.

I believe the requested zoning change to accommodate the Bertelsen expansion of business activities is a positive proposal for the local community and its extension of friends of Skagit County and beyond. This is evident in the highly popular Bertelsen Winery and vineyard that brings people together in an open to the public available setting and provides a beautify venue for private events.

The proposed zoning change from Rural Reserve to Travel & Tourism to accommodate expansion to provide a brewery, additional parking including temporary RV travelers and future accommodations for the ever rising demand for electric car charging will be hugely beneficial to South Skagit County area people, tourists and provides for increased tax revenue that benefits us all.

Further, it aligns with the spirit and intent of those forward thinking individuals before us that built the I-5 offramps and overpass for the intended accommodation of growth in this specific area, and aligns with those of us that are mindful of protecting Skagit farmland and open spaces by allowing limited developments and certain beneficial zoning changes that align with the broader public interest.

I am the Chief Financial Officer for a national affordable housing developer with high experience working in rural and urban environments determining what amenities make sense for different needs and desires of community members as well as state & local government. Also for the past 11 years I am one of the Skagit County Fire Protection District 3 Commissioners. The improvements I have witnessed the Bertelsen family have brought to this area is delightful as an experience and economically robust. I would like to see an expansion of their efforts for these reasons.

My concerns if the zoning change is not approved to advance the proposed limited development which represents an extension of what already exists with the productive and ever popular Winery, is what could or will happen with the Bertelsen property in the future. Likely a future owner seeking

development activity will be limited to single family home development within the limits of Rural Reserve or a future less attractive zoning change request to accommodate multiple housing lots. Such alternative use will not allow for the public to access and gather and share at this property in perpetuity cutting of this open space. Or it will remain open space private property restricted from the public ever stepping foot on it.

In fact the Bertelsen proposal if approved what does it actually mean? It means they are actually opening up more of their private property to public participation and access for year to come enjoying their expanding business activities which supports our viticulture & hops agricultural industry and entertainment/hospitality industries, directly and indirectly. This is what sound and thoughtful development looks like tailored for a specific area of expanded use.

I support the proposal for the zoning change for these reasons and request the committee or board give consideration to these points and ultimate approval of the zoning change.

Sincerely,

A handwritten signature in blue ink, appearing to read "Roger W. Heim". The signature is fluid and cursive, with a prominent initial "R" and a long, sweeping underline.

Roger W. Heim

Jennifer Rogers

From: Tina Champeaux <tinac21747@aol.com>
Sent: Thursday, November 10, 2022 4:13 PM
To: PDS comments
Subject: LR22-01

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My name is Tina Champeaux.
I live at 1641 State Route 9, Sedro-Woolley.
I support LR22-01 Small Scale Recreation and Tourism Rezone.

Thank you,
Tina Champeaux
425-350-0217

Jennifer Rogers

From: wendy vondemkamp <wendyvondemkamp@yahoo.com>
Sent: Thursday, November 10, 2022 3:24 PM
To: PDS comments
Subject: Bertelsen rezone

#####

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#####

Please consider allowing Bertelsen Winery to be rezoned. I feel it would be an asset to our community not only for jobs but also entertainment. Our community could use more places for friends and family to gather.

Sincerely,

Wendy Vondemkamp

Sent from my iPhone

Jennifer Rogers

From: Allen Bush <bushman@mail.com>
Sent: Tuesday, November 8, 2022 5:29 PM
To: PDS comments
Subject: Comments on the C22-3 Guemes Island Overlay

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To: Skagit County Planning Commission

Re: C21-3 Guemes Island Overlay Side Setback Amendment; PDS Staff proposal to reduce building setbacks to 8 Ft.

Based on the Guemes Island Sub-Area Plan approved in 2011, and the Guemes Island Overlay codified in 2016 in Skagit County Code (SCC 14.16.360), please maintain the current overlay setbacks to achieve the rural character of Guemes Island.

The Guemes Island Overlay is not intended to limit individual property owners' ability to build or remodel a house, but is a product of the subarea plan, with years of input from Guemes residents and independent architectural consultants. The Guemes Island Sub-Area Plan emphasizes the need to retain rural character and spacing between houses especially on its older, crowded sub-standard lots.

The vast majority of residents in this rural community depend on groundwater from aquifers for their only source of potable water. Larger houses tend to stress the aquifers to a greater extent. These realities of island life make rural development standards and setbacks a priority. Application for Variance to these building codes require more Staff Interpretation and review which is burdensome to property owners and County staff.

The county agreed when it adopted the Guemes Island Overlay that rural character is best maintained when scope and scale of buildings on substandard lots are considered when development or redevelopment occurs. It remains good policy.

Thank you

Allen Bush

6628 West Shore Dr

Anacortes WA 98221

Jennifer Rogers

From: Barbara Cameron <barbcameron55@gmail.com>
Sent: Monday, October 24, 2022 2:25 PM
To: PDS comments
Subject: C22-3 Guemes Island Setback Amandment

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To: Skagit Board of County Commissioners
Skagit County Planning Commission
Re: PDS Staff proposal to reduce building setbacks to 8ft
C22-3 Guemes Island Overlay Side Setback Amendment
Based on the Guemes Island Sub-Area Plan approved in 2011, and the Guemes Island Overlay approved in 2016 into the Skagit County Code (SCC 14.16.360), GIPAC requests that the current setbacks be maintained and the staff proposal of reduction be denied.

The Guemes Island Overlay is not intended to limit individual property owners' ability to build or remodel a house, nor was the subarea plan the product of a small, elitist minority of Guemes residents.

The overarching thrust of the Guemes Island Sub-Area Plan, which took many years to draft and was based on very substantial input from the island community was the need/imperative to preserve rural character. As you know, Guemes Island is not like other areas of the county in that the vast majority of its residents depend on a sole source aquifer for their only source of potable groundwater, and on a ferry to get to their properties from the rest of Skagit County. These realities of life make smart development a priority.

The county agreed when it adopted the building overlay that rural character is best maintained when scope and scale of buildings on substandard lots are considered when redevelopment occurs. It was good policy then, and it's good policy now.

Thank you,

Barbara Cameron

7135 Upland Drive, Guemes Is 98221

Jennifer Rogers

From: Barbara Spaeth <bhspaeth@gmail.com>
Sent: Sunday, October 23, 2022 4:02 PM
To: PDS comments
Subject: Guemes Island Sub Area Plan - please reject Skagit Co Planning/Development request for change

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To: Planning and Development Services
1800 Continental Place
Mount Vernon WA 98273
re: Comment on the C22-3 Guemes Island Overlay

I have learned with alarm that Skagit County is considering weakening what few protections currently exist to protect unique Guemes Island from overdevelopment of its unique shoreline and fragile natural environment. I write to urge Skagit County and its Planning and Development Services to reject this reduction of the current limits to development in the C22-3 overlay.

There are many islands in Skagit County, but only one has regularly scheduled car ferry service, providing unique temptations to developers and unthinking purchasers of existing structures that are then proposed for inappropriate expansions and thus, alarming, harmful impacts to this fragile island. As an example, a large home on the N.E. side of the Island was demolished several years ago and Skagit County allowed it to be replaced with an even larger home, closer to the edge of a high bank overlooking the bay with dramatic views to Chuckanut Drive, Mt. Baker and the Cascades. It didn't take long for the steep stairway that leads from the house to the beach far below to collapse. That bank is naturally laced with water, so it's almost guaranteed that it's just a matter of time before this multi-million dollar structure will likely end up as rubble, destroying the fragile ecosystem on the beach below.

Guemes has already suffered over-development, due to Skagit County's permitting some years ago of too many homes where the Samish village once existed, causing salt water intrusion of wells. That was "solved" – if that can be the term – by the installation of a desalination plant. This is the wrong answer for the rest of 21st century Guemes.

Guemes has only the small Skagit County ferry, and houses not on the "desalination" system are served by wells as the only natural water source available. Alas, I'm told some properties are allowed to exist now due to water tanker delivery in areas where the county again has seemingly permitted too much development. Guemes needs thoughtful, reasonable development controls more than ever. Guemes needs Skagit County to respect its fragility. More than ever. For that

reason I pray the County will reject this dangerous step toward further human-caused degradation of this undique ecosystem and the community that cherishes it.

Sincerely, Barbara H. Spaeth, 5968 Dunthorne Road, Guemes Island, Anacortes, WA (360-293-9306)

Jennifer Rogers

From: Brian Lipscomb <brian@aquaworxinc.com>
Sent: Thursday, November 10, 2022 2:13 PM
To: PDS comments
Subject: Public Comments for C22-03 Guemes Island Overlay Side Setback Amendment

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Dear Planning Commissioners,
I support the approval of C22-03 Guemes Island Overlay Side Setback Amendment.

The current overlay enacted in January 2011 has been overreaching and is unfair to property owners. It currently appears as if those that already have their paradise and whose property is grandfathered don't want anyone else to have the same.

Please Approve C22-03.

Brian Lipscomb
27765 W. Gilligan Creek
Sedro-Woolley, WA 98284

Jennifer Rogers

From: Carissa Moran <carissa.moran@gmail.com>
Sent: Tuesday, October 25, 2022 9:41 AM
To: PDS comments
Subject: C22-3 Guemes Island Overlay

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Re: PDS Staff proposal to reduce building setbacks to 8ft
C22?3 Guemes Island Overlay Side Setback Amendment
Carissa Moran

7768 Holiday BLVD ANACORTES, WA

Based on the Guemes Island Sub-Area Plan approved in 2011, and the Guemes Island Overlay approved in 2016 into the Skagit County Code (SCC 14.16.360), GIPAC requests that the current setbacks be maintained and the staff proposal of reduction be denied.

The Guemes Island Overlay is not intended to limit individual property owners' ability to build or remodel a house, nor was the subarea plan the product of a small, elitist minority of Guemes residents.

The overarching thrust of the Guemes Island Sub-Area Plan, which took many years to draft and was based on very substantial input from the island community was the need/imperative to preserve rural character. As you know, Guemes Island is not like other areas of the county in that the vast majority of its residents depend on a sole source aquifer for their only source of potable groundwater, and on a ferry to get to their properties from the rest of Skagit County. These realities of life make smart development a priority.

The county agreed when it adopted the building overlay that rural character is best maintained when scope and scale of buildings on

substandard lots are considered when redevelopment occurs. It was good policy then, and it's good policy now.

I also wish to make note that the man who filed in opposition has done a very poor job in engaging the community for comment. He has posted two SMALL signs stating the desire to remove the overlay, and has done so only because of the malice he felt after a decade of community outreach work to get it passed.

Please protect Guemes

Thank you,

Jennifer Rogers

From: Catherine del Valle <cay.delvalle@comcast.net>
Sent: Tuesday, October 25, 2022 11:35 AM
To: PDS comments
Subject: C22-3 Guemes Island Overlay Setback Amendment

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To Whom it May Concern:

We welcome the repeal and review of the current GIPAC overlay adopted in 2016. Following its adoption, it is apparent that it adversely affects property owners with small and/or narrow parcels. In many cases, this is high value view and waterfront homes. These imposed restrictions limit flexibility in building design, impose an unreasonable taking of developable land area, and adversely impact assessed land value.

Sincerely,

Catherine and Peter del Valle
5797 Lervick Ave
Anacortes, WA 98221

Jennifer Rogers

From: The Morgans <christie.brian@comcast.net>
Sent: Wednesday, November 2, 2022 3:21 PM
To: PDS comments
Subject: Skagit County's 2022 Docket of Proposed Policy, Code and Map Amendments

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RE: C22-3 Guemes Island Overlay For Legislation

Skagit County Planning Commission,

As property owners on Guemes Island in Indian Village (4914 N Indian Village Lane) we are writing in support of Skagit County's amendment to remove the sidewall setback of C22-3. We do not believe that these current restrictions help to preserve views, water usage, or the ecology per the intent of GIPAC.

We were never asked for feedback when GIPAC originally put this legislation forward to the county. If so, we would have vehemently opposed as we do not agree with what was set forth. Many of the structures in Indian Village have existed as is for decades, the restrictions in place do not even allow for rebuilds of the exact same structure. Our home is not visible from the road due to being below a hillside and does not impact anyone's view, the height of our sidewalls would not impact shorelines or water usage. Due to the narrow lots of the properties in Indian Village it makes our neighborhood an unfair target of these existing restrictions.

We request that you remove this unjust building code that is currently in place and put personal property rights ahead of mandatory restrictions.

Sincerely,
Christine Morgan & Catherine Hauck
Mailing Address: 17821 6th Ave West
Bothell, WA 98012

Sent from [Mail](#) for Windows

Jennifer Rogers

From: dee lee <dtuscs@yahoo.com>
Sent: Tuesday, October 18, 2022 1:21 PM
To: PDS comments
Subject: OPPOSED - PDS Staff proposal to reduce building setbacks to 8ft/C22-3 Guemes Island Overlay Side Setback Amendment

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Dear Skagit Board of County Commissioners,

I am OPPOSED to any changes to the current Guemes Island Sub-Area Plan and C22-3 Guemes Island Overlay, which were approved in 2011 and 2016, respectively. The staff proposal of reduction from the current setbacks should be denied. As you may be aware, Guemes Island is unique and is not like other areas of county. Guemes Island residents depend on a sole source aquifer for potable groundwater, and ferry service for island access. Therefore, preserving our shorelines and rural character of island remain priorities for the residents.

The Guemes Island Overlay is not intended to limit individual property owners' ability to build or remodel. Rather, it's a policy in place to ensure our collective island community's wishes to preserve the island's rural character and shorelines be respected.

The county agreed when it adopted the building overlay that rural character is best maintained when scope and scale of buildings on substandard lots are considered when redevelopment occurs. It was a good, thoughtful policy then, and it is a good, thoughtful policy now.

Thank you,

Diana Tsang
7757 Hideaway Ln
Anacortes, WA 98221

Jennifer Rogers

From: dmejking@comcast.net
Sent: Sunday, October 23, 2022 12:42 PM
To: PDS comments
Subject: C22-3 Guemes Island Overlay Setback Amendment

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C22-3 Guemes Island Overlay Setback Amendment

Donald and Melissa King
PO Box 82
Anacortes, WA 98221

Guemes Island properties owned:
5878 Lervick Ave
Parcel 68062 Westshore Road
6100 Guemes Island Road

As property owners of three separate parcels on Guemes Island, we are writing to support the removal of the building envelope from the Guemes Overlay. The building envelope restrictions, unique to Guemes Island, unfairly limit the ability of property owners to build new homes, raise or remodel existing homes. The restrictions, unique to Guemes Island, are extremely limiting and not in the best interest of the property owners.

We appreciate that Skagit County is reviewing and updating the Comprehensive Plan and we support the removal of the building envelope from the Guemes Overlay.

Thank you ,

Donald and Melissa King

Jennifer Rogers

From: Gabriel Murphy <guemesmurphy@gmail.com>
Sent: Tuesday, October 25, 2022 8:31 AM
To: PDS comments
Subject: C22-3 Guemes Island Overlay Side Setback Amendment; PDS Staff proposal to reduce building setbacks to 8ft

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To: Skagit Board of County Commissioners
Skagit County Planning Commission

Re: PDS Staff proposal to reduce building setbacks to 8ft
C22-3 Guemes Island Overlay Side Setback Amendment

Based on the Guemes Island Sub-Area Plan approved in 2011, and the Guemes Island Overlay approved in 2016 into the Skagit County Code (SCC 14.16.360), GIPAC requests that the current setbacks be maintained and the staff proposal of reduction be denied.

The Guemes Island Overlay is not intended to limit individual property owners' ability to build or remodel a house, nor was the subarea plan the product of a small, elitist minority of Guemes residents.

The overarching thrust of the Guemes Island Sub-Area Plan, which took many years to draft and was based on very substantial input from the island community was the need/imperative to preserve rural character. As you know, Guemes Island is not like other areas of the county in that the vast majority of its residents depend on a sole source aquifer for their only source of potable groundwater, and on a ferry to get to their properties from the rest of Skagit County. These realities of life make smart development a priority.

The county agreed when it adopted the building overlay that rural character is best maintained when scope and scale of buildings on substandard lots are considered when redevelopment occurs. It was good policy then, and it's good policy now.

Thank you,
Gabriel Murphy
5799 Edens Rd.
Anacortes Wa. 98221 (Guemes Island)

Jennifer Rogers

From: Hal Rooks <hsredfield@gmail.com>
Sent: Monday, October 24, 2022 5:13 PM
To: PDS comments
Subject: C21-3 Guemes Island Overlay Side Setback Amendment

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October 24, 2022

To: Skagit County Planning Commission

Re: C21-3 Guemes Island Overlay Side Setback Amendment; PDS Staff proposal to reduce building setbacks to 8ft

Based on the Guemes Island Sub-Area Plan approved in 2011, and the Guemes Island Overlay approved in 2016 into the Skagit County Code (SCC 14.16.360), the Guemes Island Planning Advisory Committee requests that the current setbacks be maintained and the referenced staff proposal of reduction be denied.

The Guemes Island Overlay is not intended to limit individual property owners' ability to build or remodel a house, nor was the subarea plan the product of a small, elitist minority of Guemes residents.

The overarching thrust of the Guemes Island Sub-Area Plan, which took many years to draft and was based on very substantial input from the island community was the need/imperative to preserve the island's rural character. As you know, Guemes Island is not like other areas of the county in that the vast majority of its residents depend on groundwater from aquifers for their only source of potable water, and on a ferry to get to their properties from the Skagit County mainland. These realities of life make smart development a priority.

The county agreed when it adopted the building overlay that rural character is best maintained when scope and scale of buildings on substandard lots are considered when development occurs. It was good policy then, and it's good policy now.

Thank you,

Hal Rooks
Chair, Guemes Island Planning Advisory Committee

Jennifer Rogers

From: Henry Rose <henryrose@gmail.com>
Sent: Tuesday, October 18, 2022 11:36 AM
To: PDS comments
Subject: C22-3 Guemes Island Overlay

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Hello -

My name is Henry Rose

My Mailing address is 7763 Holiday Blvd, Anacortes, WA 98221

I'm writing today to express my support of the Guemes Island overlay and the building envelope restrictions included in that. I believe these rules are an important means of supporting the rural quality of life on this island and are of the benefit to all Skagit County residents by doing so.

Thanks

Henry Rose

Jennifer Rogers

From: Steve Hawes <janisehawes@mac.com>
Sent: Thursday, October 27, 2022 12:03 AM
To: PDS comments
Subject: C22-3 Guemes Island Overlay Amendment

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#####

To Whom it May Concern,

I support changes to dimensional standards contained in the Guemes Island Overlay Plan, particularly to the height of a structure at base flood level. I agree with removing the 12 foot restriction and allowing rooflines to change. As a person who has been working for 2 years on a viable plan to replace a creosote-filled cabin, I can tell you that the height restriction combined with the 45 degree roofline angle that restricts gables or other roof pop-out has been a real pain in the fanny!

Thank you,
Janise Hawes
6544 Driftwood Drive
Guemes Island
Anacortes, WA 98221

Comments on the C22-3 Guemes Island Overlay
Planning and Development Services
1800 Continental Place
Mount Vernon WA 98273

To Whom It May Concern:

I am writing to ask that the County retain the Guemes Island Overlay and reject the proposed amendment.

The Island's rural character is precious and needs protection. I believe that the existing overlay provides ample room for houses that can meet the needs of most families. These rules were in place when the current owners bought their property.

Rural character once lost cannot be regained. This character is something that makes Guemes special. There is no need to make possible the construction of ever larger and more expensive homes, thereby constraining the options for those who might wish to purchase Guemes property in the future.

Thank you for your consideration.

Sincerely,

John Rose
4829 Guemes Island Road
Anacortes, WA 98221
johnmcbrose@gmail.com

Jennifer Rogers

From: Kim Westenhaver <westek51@outlook.com>
Sent: Tuesday, October 25, 2022 9:55 AM
To: PDS comments
Subject: C22-3 Guemes Island Overlay Setback Amendment

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Kim Westenhaver
13343 N Green St.
Anacortes, Wa. 98221

I am a Guemes Island property owner.

I support removing the Building Envelope restriction on Guemes Island.

I feel that this is a needless restriction that limits property owners rights. The county has building codes in place and I feel those are adequate.

Sincerely,
Kim Westenhaver

Sent from [Mail](#) for Windows

Leo E. Osborne
5166 South Shore Drive
Guemes Island
Anacortes WA 98221

RECEIVED
OCT 17 2022
SKAGIT COUNTY
PDS

Skagit Board of County Commissioners
Skagit County Planning Commissioner

Re: PDS Staff proposal to reduce building setbacks to 8 ft
C22-3 Guemes Island Overlay Side Setback Amendment

The Sub-area Plan was approved in 2011 and the Guemes Island Overlay approved in 2016 into the Skagit County Code (SCC 14.16.360) and I along with GIPAC requests that the current setbacks be maintained and the staff proposal of reduction be denied.

We do have special issues here on this island. It must remain an island where we preserve rural character. We, unlike most of the county residents are dependent on a sole source aquifer.

The county AGREED when it adopted the building overlay that rural character is best maintained when scope and scale of buildings on substandard lots are considered when redevelopment occurs. It was good policy then and it is good policy now.

Sincerely,



Leo E. Osborne and our household

Jennifer Rogers

From: Carol Lee <4jesus123@att.net>
Sent: Wednesday, November 9, 2022 5:17 PM
To: PDS comments
Subject: C22-3 Guemes Island Overlay Side Setback Amendment

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C22-3 Guemes Island Overlay Side Setback Amendment
I OPPOSE this amendment. This amendment should be denied.

Thank you,
Margaret Lee,
14119 Gibraltar Rd
Anacortes, WA 98221
Skagit County

Jennifer Rogers

From: Mark Madden <mtsmark44@outlook.com>
Sent: Friday, November 4, 2022 12:46 PM
To: PDS comments
Subject: Skagit County 2022 Docket of Proposed Policy, Code, and Map Amendments, C22-3

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Planning Commissioners -

I am in favor of removing the Building Envelope from the Guemes Overlay. The Building Envelope makes some buildings impossible, impractical, very expensive, unattractive, or less useful than a good design with Skagit County's normal rural guidelines. And it provides no benefit.

The Building Envelope is especially destructive on narrow lots. Sixteen of 22 lots in the Indian Village Community have lots 50 feet wide or less. About half the lots have older cabins with 1st floors 4 to 5 feet below the Base Flood Elevation (BFE). These cabins cannot be raised because the cabins are too big for the Building Envelope. It is not practical to replace these homes with new buildings that are smaller than the original cabin and much smaller than their neighbors. Therefore, the large existing scale differential remains large. About half the lots have newer large homes with 1st floors above the BFE. Many are moderately sized two story homes.

Many older homes in Indian Village were built in the early 1950s and now have deficient wiring, rusty water systems, deficient heating systems and obsolete septic systems. The community would be improved if the fire hazard was reduced, flooding threats lessened, and cleaner septic systems improved ground water. Higher building sidewalls would have no impact on beaches, water systems, or ferry usage but would improve scale differential and improve living conditions.

The Building Envelope applies to all lots on Guemes Island. Homes on larger lots are forced toward the lot center reducing large side yards for decks, sport courts, garages, boat houses, gardens, etc. Many building lots need careful planning to provide wells, distanced septic systems, long driveways, homes, garages, and boathouses with minimal impact on old growth trees and rural vegetation. Careful property planning must also consider terrain, large old growth trees, and large boulders to maintain rural character. The Building Envelope has negative impact on this planning.

Please trust landowners on Guemes Island to develop their properties sensible like the rest of rural Skagit County. The landowners may have unique needs or wishes that just cannot be considered in blanket rules like the Building Envelope. The Building Envelope has no consideration for the unique qualities or features in all building lots and it restricts unique design features such as side roof gables, high ceilings, lofts, or second floor rooms. It tends to make all buildings look alike by limiting the size, shape, and location of buildings on their lot. And it makes properties less livable and reduces property values.

Thank you for your consideration.

Regards,
Mark Madden
4910 N Indian Village Ln.
Anacortes, WA 98221



Jennifer Rogers

From: Mark Madden <mtsmark44@outlook.com>
Sent: Saturday, November 5, 2022 5:06 AM
To: PDS comments
Subject: Skagit County's 2022 Docket of Proposed Policy, Codes, and Map Amendments, C22-3

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Skagit County Planning Commissioners-

My family has owned waterfront property on Guemes Island since 1944. My parents built a 10'X14' cabin in the woods in 1948 with crude lumber mostly gathered on the beach and cedar split shakes before the Island had electricity. In 1952 they built a larger one room cabin on the beach in line with neighbors. Later they portioned off a bathroom and added two bedrooms. This cabin still exists today but it does not meet today's building standards. The cabin was built 4 to 5 feet below the Base Flood Elevation (BFE) and is susceptible to flooding. The electrical wiring was installed by amateurs and the galvanized steel plumbing served their needs at the time. There is no heating distribution system, but the loud propane wall heater provides some heat. A wood burning fireplace supplements the heater. Exterior walls are too thin to provide much insulation and drafts are prevalent. However, I have done the best I could to maintain the cabin with fresh paint and solving the leaking plumbing issues.

I have retired from an urban job that required I live close to my work. However, my dream was to retire (after 45 years) and replace my Guemes cabin with a home I could live in. I do not need a large home, but I would like enough space for visitors when my family visits. Since the western views are spectacular from my property I would design with as many view windows as possible. I would also like comfortable and efficient utilities meeting today's standards, and I would like a home with enough height to reduce flooding concerns. Apparently, my dreams were too ambitious for GIPAC.

Six years ago, the Building Envelope crushed my dreams. Even though I have two 2-story homes north of me and two 2-story homes south of me, my cabin was suddenly too large to raise with Building Envelope restrictions. A new building is an option, but I will not invest the huge amount of money required for a smaller home with fewer view windows. Attractive options such as side roof gables, higher beamed ceilings, or second floor bedrooms to reduce the building footprint would not be allowed. I cannot build or can I sell the property because no one will buy a home below flood level if it is not practical to raise it.

Please consider removing the Building Envelope from the Guemes Overlay. A new home on my property would be an asset to the community. A fire hazard would be reduced, the environment impact would be reduced, the building would be more energy efficient, my home could blend in better with the surrounding buildings. And I would be able to live in the building full time without worrying about flooding. I would have more comfort, heating in all rooms, a garage for my car, and storage space for some of my seasonal items. I am sure I am not alone with future dreams. Two other nearby property owners have recently retired. Guemes Island property owners do not deserve to have more building restrictions than the rest of rural Skagit County. The property is taxed for full time occupancy that is not yet practical. We need the opportunity to improve our properties.

Thank you for your consideration.

Regards,

Mark Madden
4910 N. Indian Village Lane
Anacortes, WA 98221
Phone: 206 660 1209

Jennifer Rogers

From: Matt Simons <simons.apex@gmail.com>
Sent: Thursday, November 10, 2022 8:11 AM
To: PDS comments
Subject: Guemes Island Overlay C22-3 Amendment comments

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To: Skagit Board of Commissioners
Skagit County Planning Commission

Re: PDS Staff Proposal to Amend C22-3 Guemes Island Overlay Side Setbacks

We are writing in support of the Skagit County staff's recommendation to amend C22-3 Guemes Island Overlay Side Setback, as was authored by GIPAC and approved by Skagit County in 2016. It is our belief that the purpose of the overlay does not necessarily address the issues claimed by GIPAC. What it does do is place another level of burden on property owners and Skagit County staff. As a resident and General Contractor that has worked exclusively on Guemes for the past 23 years I have witnessed first hand the increased levels of bureaucracy and regulation within the residential building industry. I have worked closely with the staff at Skagit County Planning and Development services over those 23 years and have shared their frustrations with the ever increasingly complicated permitting processes and frustrated property owners. This addition of another "special", location specific, regulation simply added to the the complexity of an already complicated and heavily regulated process and does very little in achieving what it set out to do.

The intended purpose for GIO C22-3 as outlined by GIPAC was "necessary" to:

1. Maintain Rural Character
2. Protect Water Source
3. Reduce/Address Ferry usage
4. Protection of shorelines.
5. View protection

Please consider the amendment of GIO C22-3 based on the following facts and observations:

1. GIO C22-3 is necessary to maintain the rural character:

It's not a far jump to say it does the opposite of maintaining rural character on smaller lots by forcing a similar or poor design through a very restrictive building envelope. GIPAC reinforced this claim at the annual meeting with two ridiculous home designs that would "comply" with the building envelope reduction. Not only are these homes anything but rural, they're poorly designed, and frankly a waste of resources. Couple limited design options with rumored implementation Wildland-Urban Interface Code (IWUIC 2018) in the summer of 2023 - new homes, additions, and some remodels and outbuildings will have limited siding, soffit, and roof options. Thus, the combination of the two will most likely lead to very similar, if not identical, looking homes.





2. It's necessary for protection of the Sole Source Aquifer:

The correlation between home design and water usage is limited to the plumbing fixtures, which is driven by code, and occupants habits. Given identical occupants a 2,000 square foot home with 2 occupants will use less water than a 1,000 square foot home with 4 occupants. In fact, an argument can be made that increased side yard set backs (as outlined in GIO C22-3) by design, create larger yards. Larger yards in turn create more water demand at minimum in the short term, and in the long term, the possibility of fully irrigated landscaping. People who claim this statement is false will need to familiarize themselves with current TESC and BMP requirements for Final Inspection and Occupancy.

3. Ferry Usage:

How does home design impact ferry usage? Is it the belief that if one is allowed to build a home under the previous Skagit County Code that it will increase occupancy load as a result? Though GIPAC may have been well intended the optics of this claim are a bit concerning as it reads more like "limit the number of family and guests allowed at a new residence for the benefit of current residents"

4. Protection of Shorelines:

I have seen no documented evidence to support this claim. Critical Area Buffers, created by certified specialists in their respective fields, have already been established. Current TESC and BMP requirements are also in place to protect Critical Areas before, during, and after construction.

5. View protection:

I am unable to comment on this since I do not understand its validity or legal basis. We do find it odd that the examples given as "Out-of-Scale offenders" were all taken from a boat.

We appreciate that Skagit County is re-visiting the Guemes Island Overlay C22-3 as created by GIPAC and support the recommended amendment.

Thank you for your time.

Sincerely,

Matt & Kara Simons
7222 Muriel Lane
Guemes Island

Apex Construction Management, Inc.
7222 Muriel Lane
Guemes Island, Wa 98221
(360) 770-2377

Jennifer Rogers

From: MELVIN L ELVEBAK <elvebak@comcast.net>
Sent: Thursday, November 10, 2022 10:01 AM
To: PDS comments
Subject: Skagit County's 2022 Docket of Proposed Policy, Code and Map Amendments

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C22-3 Guemes Island Overlay

As homeowners of Guemes Island we think C-22-3 should be repealed. Guemes Island should be the same as the rest of Skagit County. Guemes Island should not be singled out especially when we all have neighbors who have built houses that are now non conforming by 'Guemes code' but conforming to the rest of Skagit County. We would appreciate a fair and equitable decision that would reflect the rest of Skagit County.

Thank you for your time and consideration,
Mel and Deanna Elvebak

Jennifer Rogers

From: Michael-JoAnne Gray <guemesgrays@hotmail.com>
Sent: Thursday, November 3, 2022 5:20 PM
To: PDS comments
Subject: Comments on Skagit County's 2022 Docket, C22-3 Guemes Island Overlay Side Setback Amendment

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Dear Planning Commission,

We are writing in support of the Skagit County staff's recommendation to amend C22-3 Guemes Island Overlay Side Setback, as was authored by GIPAC and approved by Skagit County in 2016. We own property and reside full time at Indian Village on west beach of Guemes Island; this property has been in our family for over 65 years. As long-term islanders, we care deeply about our island's resources, our neighbors, and our marine and uplands flora and fauna. Like many in our island community, we do not want expansive development and unreasonable growth, as demonstrated by our family opposing the Northwest Aluminum Factory in the 1960's. We believe development and population growth on Guemes Island over the past decades is neither unduly expansive nor unreasonable, but rather is consistent with normal expectations and population growth trends in our region. The growth on Guemes is the result of homes being built or remodeled by property owners exercising their property rights on existing lots under the Skagit County's well planned and implemented building codes and protections that were in-place prior to the GIPAC authored C22-3 Side Setback. We disagree that removal of the C22-3 Side Setback will result in overdevelopment and will impact fresh water, the ferry, views, rural character, and the ecology per GIPAC's published opinion supporting its continuance.

Our waterfront home on West Beach was built in 2011 under the then-in-place unincorporated Skagit County building regulations. We exercised our property rights under these building codes to create a home that would be comfortable for our retirement and for our family going forward, and a building structure that did not negatively impact our neighbors, or for that matter, any other islander. In 2016, GIPAC publicly targeted our home by publishing photos and their negative comments in the April 2016 publication on Linetime.org (note - photos were taken from the water, as this is the only way to view our home other than from our privately owned tidelands). Linetime.org is a Guemes Island centric editorial/informational website. Our home and those of several nearby neighbors were used as examples of what they (GIPAC) did not want on the Island. This same article was published again by GIPAC last month (October 2022) to promote that the C22-3 Side Setback requirement is essential to preserve our island. GIPAC cited our home, and other immediate neighbors, labeling our homes as "oversized", and "encroaching" on neighbors and not rural in character. GIPAC ascribed these labels, in spite of the fact that some of these homes have been part of our community for up to 40 years and have not had any negative impact on our island. We are offended and feel attacked by GIPAC'S public comments.

GIPAC states the purpose of the Guemes Island Overlay C22-3 pertaining to side setbacks is "*to limit the size of buildings on small beachfront lots to protect our shorelines, views and water supply*". GIPAC asserts that Skagit County's codes in place prior to the C22-3 Side Setback were inadequate to protect against overdevelopment, protect the shorelines, and maintain rural character, claiming that the removal of C22-3 Side Setback is "*a bad idea for Guemes*". Although GIPAC's stated goals are well intended, we believe their narrative regarding C22-3 Side Setback to be questionable at best and without merit at worst. Their insinuation that our home's second floor straight wall design impacts our island's water usage, views, ferry traffic, rural character and the environment is both offensive and an assault on ours and other property owners' rights.

We believe that protecting our natural resources is an important goal for our island. However, we take exception that the Guemes Island Overlay C22-3 Side Setback protects our island. The fact that our home's second story sidewalls are vertical *versus* angled, and that our current home is only 4 ft wider than our original 1960 family home, DOES NOT:

- **BLOCK VIEWS** – we all have hillsides behind our homes in Indian Village; therefore, no views are impacted. The rest of West Beach has either similar topography, wetlands, or own the property behind or across the road where no views are impacted.
- **IMPACT WATER USAGE** – our water consumption is not related to the sidewalls of our second story. Water consumption is related to the number of bedrooms and individuals living in the residence, determined by septic system capacity and is not impacted by house size or sidewall design.
- **IMPACT SHORELINES** - There is no logical relationship of sidewall setbacks and the impact on vegetation and the ecology, as the code is for 8 feet from the property line regardless of a second story and its sidewalls.
- **FERRY TRAFFIC** – ferry usage is related to property owners and guests visiting their properties or residents conducting everyday duties. The implication that setbacks affect ferry usage is illogical.
- **RURAL CHARACTER** – Skagit County’s Comprehensive Plan (2016-2036 12: Implementation and Monitoring) definition of rural character does not state anything about buildings or setbacks. GIPAC’S narrative that rural character will be impacted without C22-3 Side Setback is subjective.

GIPAC’s publicly states that their mission is to “*preserve rural character*” and that C22-3 Side Setback is necessary for this preservation. GIPAC also claims that they as an entity represent the island community and its desires by referring to a written survey that they sent out to 800 households in 2004. Their survey was conducted twelve (12) years prior to their request to the County to implement C22-3 Side Setback. We feel GIPAC’s survey was likely flawed and biased in both its polling questions and methodology, and that it does not accurately and fully represent all island property owners. We did not receive such a survey in 2004, nor did our neighbors whom we polled in Indian Village. Furthermore, why were only 800 surveys sent out when there were approximately 1300 property owners* on the island at the time? GIPAC received 368 surveys back, which only represents about 28% of the island property owners. We believe that the survey questions were posed without context and that their questions were worded to garner support for GIPAC’s agenda. For example, one question asked respondents to “*rate the importance of individual property rights and the community’s right to preserve its character on a scale of 1 to 10*”. Only 56% of the 368 respondents (206 property owners) stated they prefer preservation of character. A valid survey would have been one sent to all property owners and managed by an independent third party. To our knowledge, there was no oversight or independent entity to ensure the objectivity of the questions, the implementation of the survey, or analysis of the data collected. As the result, we do not believe that the survey accurately represented the views of the property owners on Guemes Island. GIPAC states that their recommendation for the Guemes Island Sub-Area Plan “*was based on very substantial input from the island community*”. We disagree with their statement and feel that the 2004 survey** is not an accurate representation of the island property owners.

Skagit County’s Comprehensive Plan does not include any verbiage about building and setbacks within their rural character definition. As such, GIPAC has chosen to interpret rural character in their implementation of the C22-3 Side Setback in a way that is punitive and discriminatory against homes built on small lots. The impact is devastating to property owners in terms of home design, best use of their property, property values, and hence lost tax revenues to Skagit County. To make its point, GIPAC has publicly singled out our home, and those of others, as examples of what they do not like based on their opinion of rural character. Moreover, at the same time GIPAC states that “*Respondents preferred images of single-family houses set back from public streets*”. Our single family home is not highly visible from the road, and is located at the north end of West Shore Road where little traffic passes. Therefore, the only means whereby our home is highly visible is when the public is walking on our privately owned tidelands, which we allow, or from water traffic passing by in front of our home. GIPAC’s criticism of our home is ill-conceived, subjective, and offensive. Many of our neighbors would like to remodel or build to a similar design as our home, as was allowed under Skagit County code. However, they cannot currently do so, nor can they raise their existing structures above the floodplain as is required for all new construction, under the C22-3 Side Setback. Furthermore, in the event our home is severely damaged. (e.g. from a fire), we would not be able to rebuild our home as initially constructed under the 2011 County code. The Guemes Island Overlay C22-3 Side Setback is an infringement on ours, and our neighbor’s, property rights.

We respectfully request the removal of the Guemes Island Overlay C22-3 Side Setback.

Respectfully submitted,

Michael and JoAnne Gray
4898 N Indian Village LN
Anacortes, WA 98221

* 10/25/2022 Conversation: Skagit County Assessor's Office confirmed that there are 1,305 lots as of date. They said that there could have been more, or less, lots in 2004 due to aggregation or sub-divisions.

** Nor the public workshop, attended by 60 community members, to complete a visual planning survey

Jennifer Rogers

From: Michael-JoAnne Gray <guemesgrays@hotmail.com>
Sent: Wednesday, November 9, 2022 9:09 PM
To: PDS comments
Subject: Comments on Skagit County's 2022 Docket, C22-3 Guemes Island Overlay Side Setback Amendment

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Dear Planning Commission,

We attended last night's meeting (Nov. 8th) of the Planning Commission's 2022 Docket Code Amendments via a zoom meeting. This email, which is our second communication about the Guemes Island Overlay C22-3, is being written as a response to comments made by a GIPAC's board member at last night's meeting.

GIPAC Board Member Steve Orsini's statement implied the necessity of C22-3 side setbacks to reduce the spread of fire in Indian Village – we believe this to be misleading. The setback in Indian Village is 8 feet, the same as everywhere else on the island, and for that matter, throughout Skagit County. Although the lot sizes are 50-ft wide, the homes, new and existing, adhere to the minimum 8 ft side setback. The fire department on Guemes Island is very aware of our Indian Village community and its 50-ft wide lots. Under the leadership of the previous Fire Chief Gerry Francis, training and familiarization with the Indian Village community was conducted on ours and neighboring properties to review their fire management plan. During this Guemes Island Fire Department walk-through, where we were personally involved and led Fire Chief Francis and his volunteer team of fire fighters to neighboring properties, he reviewed the established in-place fire response plan for our community. This plan included leaving the water pumper truck on the main road, as is implemented in other communities on the island, explaining why it is best practice to do so. It was our understanding that Chief Francis was conducting similar walk-throughs and reviewing and updating fire management plans for other communities on the island. Although GIPAC claims otherwise, C22-3 severely limits updating existing homes or building new homes, thus preventing upgrades of existing old electrical wiring and use of less combustible materials (e.g. Hardiplank and metal roofs) which would directly have a significant impact on fire prevention and safety on our narrow lots.

We respectfully request the removal of the Guemes Island Overlay C22-3 Side Setback.

Respectfully submitted,

Michael and JoAnne Gray
4898 N Indian Village LN
Anacortes, WA 98221

October 25, 2022

To: Skagit Board of County Commissioners
: Skagit County Planning Commission

Re: PDS Staff proposal to reduce building setbacks to 8ft (P#)

From: Guemes Island Planning Advisory Committee Board of Directors

Based on the Guemes Island Sub-Area Plan approved in 2011, and the Guemes Island Overlay approved in 2016 into the Skagit County Code (SCC 14.16.360) the board requests that the current setbacks be maintained and the staff proposal of reduction be denied.

Contrary to the claims of one island resident, the Overlay is not intended to limit individual property owners' ability to build or remodel a house, nor was the subarea plan the product of an small, elitist minority of Guemes residents.

The overarching thrust of the Guemes Island Sub-Area Plan, which took many years to draft and very substantial input from the island community was the need/imperative to preserve rural character. As we know, Guemes Island is not like other areas of the county in that the vast majority of its residents depend on a sole source aquifer for their only source of potable groundwater, and on a ferry to get to their properties from the rest of Skagit County. These realities of life make smart development a priority.

The county agreed when it adopted the building overlay that rural character is best maintained when scope and scale of buildings on substandard lots are considered when redevelopment occurs. It was good policy then, and its good policy now.

Thank you,

GIPAC Board

Michael Brown - chair
4366 Clark Pt rd
Anacortes WA

Jennifer Rogers

From: Mike Clark <theclarkmike@msn.com>
Sent: Monday, October 24, 2022 5:29 PM
To: PDS comments
Subject: C22-3 Guemes Island Overlay

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I do not support the GIPAC board's position regarding the "overlay's" on Guemes Island. Despite any claim to the contrary, GIPAC does not represent my interests. I wholeheartedly agree Skagit County PDS staff recommendations to simplify the building process by making the side setback 8 feet which is consistent with the **rest** of Skagit County. This change will have little if any impact on the number of dwellings on the island as GIPAC claims. They lack evidence for this claim. Water is the limiting resource on the Island and this factor alone will limit the number of dwellings.

A study done in the 1990's by the USGS found that the refresh rate of the aquifer on Guemes Island is 2.5 inches of rain/year while the withdrawal rate is less than 1.0 inches of rain/year. Since then, the number of dwellings on Guemes Island has not increased by any factor which would substantially impact the refresh rate. Salt water intrusion affects those wells closest to the shore, which is no surprise since the water in these wells is a thin fresh water layer residing atop salt water. This thin freshwater layer can easily be over pumped resulting in salt water entering the shallow wells. Further inland on the island, the water has no salt water intrusion.

Having special building codes for one isolated area in Skagit only creates needless confusion for land owners attempting to build on their property and live in their dwellings.

Sincerely,

Michael E. Clark
Guemes Island Property Owner at 6356 West Shore Road Anacortes, WA

Mailing address
19615 36th Ave NE
Lake Forest Park, WA 98155

Jennifer Rogers

From: Mike Simons <Msimons@outlook.com>
Sent: Wednesday, November 9, 2022 4:39 PM
To: PDS comments
Subject: 2022 Docket of Proposed Policy, Code and Map Amendments

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Dear Planning Commission, Board of Commissioners, and Applicable Others –

We are writing to ask for the removal of the Guemes Island Overlay Side Setback currently under review, which was enacted approximately six years ago through pressure applied by a small group of island residents, so that all owners of properties on Guemes Island can repair, improve, and develop their properties within the original, standard zoning requirements in place prior to the addition of the special Overlay restrictions.

It is our opinion that the property rights of the hundreds of owners across Guemes Island should not be in the control of a handful of residents (ie; the Guemes Island Planning Advisory Committee or “GIPAC”) who look to decide what is best for all on Guemes Island, such as forcing the Overlay building restrictions on neighbors in order to impose view easements and increase the values and marketability of specific properties.

Our families have been property owners on Guemes for over 40 years and plan to continue to do so for decades to come. While it would be in our best interest to argue for keeping the special-interest overlay in place to further restrict future development on the island (as our home is already built), we are firm believers that all property owners should be entitled to enjoy and use their properties within the development restrictions in place at the times of purchase. We also understand the expiration of this special overlay would save Skagit County funds for additional staff time and resources in administration of variances and other issues related to the overlay while also generating additional real estate tax revenue as properties could be repaired, improved, and developed to their original, standard zoning restrictions.

Thank you for your consideration in the removal of this special Guemes Island zoning and for your service to all residents of Skagit County. Also, please let us know if you have any questions or suggestions for us.

Thank you again,

Mike and Jennifer Simons
6048 West Shore Road
Guemes Island

Mailing Address: 6048 West Shore Road, Anacortes, WA 98221

Jennifer Rogers

From: Mike Rodgers <mandmrodgers@comcast.net>
Sent: Monday, October 31, 2022 8:35 PM
To: PDS comments
Subject: 2022 Docket of Proposed Policy, Code and Map Amendments

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Skagit County Planning Commission
Skagit Board of County Commissioners

Planning Commission Members and County Commissioners

You are currently reviewing the Guemes Island Overlay which was enacted approximately six years ago with backing from a small group of Guemes Island owners who wanted to restrict waterfront development.

GIPAC urged Skagit County to place restrictions on waterfront “building envelopes” claiming such restrictions would preserve views, protect shorelines and the island water supply.

The “building envelope“ restrictions do not preserve views, protect shorelines or the water supply. A motorist or bike rider on our island has numerous opportunities to see the water from areas of undeveloped public right of way. No upland neighbors on the west side of the Island have views restricted by shoreline development as a result of the Island topography.

Island water usage for new development is tightly controlled by the various water systems each of which has their own restrictions. Island water systems are managed under authority of and report to the State of Washington Health Department.

The “building envelope” restrictions have nothing to do with protecting shorelines from erosion. The pictures in GIPAC’s presentation are of undeveloped steep waterfront slopes that have been eroding for thousands of years.

The affect of the current “building envelope” restrictions damage the value of our waterfront properties that are taxed by Skagit County under highest and best use principles. 100 foot wide west facing, no bank waterfront lots are typically assessed at \$750,000 for the land only. This substantial value dictates a large home investment. The cost of complying with the “building envelope” restrictions substantially increases the cost of development and results in the need for numerous time consuming and expensive variance applications in order to develop an architecturally designed new home.

GIPAC argues that all of our waterfront homes should have additional second floor setbacks that would make all new development look like cookie cutters with sloping roofs. GIPAC’s presentation of what a waterfront 2nd floor development should look like on a 50 foot lot (like the Madden property) proves the ridiculousness of these restrictions.

Please remove the Guemes Island Overlay and allow our waterfront lots to be developed in the same manner as all waterfront lots in Skagit County.

Thank you for your consideration in this matter.

Mike and Marcia Rodgers
6224 West Beach Rd.

RECEIVED

OCT 24 2022

SKAGIT COUNTY
PDS

Noah Booker
2406 Broadway
Bellingham, WA 98225
noah@shelterbelt.co
360 920-1902

17 October 2022

To: Skagit County Board of Commissioners, Skagit County
Planning Commission
Re: PDS Staff proposal to reduce building setbacks to 8ft (C22-3
Guemes Island Overlay Side Setback Amendment)
From: Noah Booker, lifetime summer visitor/part-time resident,
Guemes Island

Dear Skagit County Board of Commissioners: I heard about the possible change you are considering to the Guemes Island Sub-Area Plan approved in 2011, and the Guemes Island Overlay approved in 2016 through the Guemes Island Planning Advisory Committee. I agree with GIPAC's position that the current setbacks be maintained and the staff proposal of reduction be denied.

Current development continues at a great pace on the island, with lots of new houses and development. This past year an enormous (5000SF?) house was built directly behind my family's 50 year old, one room cabin.

The Guemes Island Sub-Area Plan took years to draft and was based on very substantial input from the island community, after many meetings and tremendous effort, with a focus on preserving the rural character of Guemes Island. Our aquifer continues to degrade, and our great old ferry continues to have longer lines each summer. I urge you to consider maintaining the existing development rules, which in my opinion are reasonable, not onerous nor prohibitive to new construction on the island.

Respectfully submitted,

Noah Booker



Jennifer Rogers

From: Pat Harrigan <patharrigan21@gmail.com>
Sent: Monday, October 17, 2022 1:13 PM
To: PDS comments
Subject: C22-3 Guemes Island Overlay Side Setback Amendment

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To: Skagit Board of County Commissioners
Skagit County Planning Commission

Re: PDS Staff proposal to reduce building setbacks to 8ft
C22?3 Guemes Island Overlay Side Setback Amendment

Based on the Guemes Island Sub-Area Plan approved in 2011, and the Guemes Island Overlay approved in 2016 into the Skagit County Code (SCC 14.16.360), GIPAC requests that the current setbacks be maintained and the staff proposal of reduction be denied.

The Guemes Island Overlay is not intended to limit individual property owners' ability to build or remodel a house, nor was the subarea plan the product of a small, elitist minority of Guemes residents.

It is my understanding that the setback requirements and associated height parameters that are included in the Guemes Island Sub-Area Plan, which have been incorporated into the Skagit County Code are to limit the construction of "box" houses which built to full allowable height from setback to setback i.e. a house that is 30 to 40 feet high located 8 foot from each side property line and also located on the front and rear setback limits. These types of dwellings are not consistent with the typical housing located on Guemes Island and are currently not allowed in the Code.

The overarching thrust of the Guemes Island Sub-Area Plan, which took many years to draft and was based on very substantial input from the island community was the need/imperative to preserve rural character.

The county agreed when it adopted the building overlay that rural character is best maintained when scope and scale of buildings on substandard lots are considered when redevelopment occurs. It was good policy then, and it's good policy now.

Thank you,

Pat and Marietta Harrigan

7534 Holiday Blvd

Jennifer Rogers

From: Patty Rose <pattyrose.pr@gmail.com>
Sent: Tuesday, November 8, 2022 10:04 AM
To: PDS comments
Subject: C21-3 Guemes Island Overlay Side Setback Amendment

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To: Skagit County Planning Commission

Re: C21-3 Guemes Island Overlay Side Setback Amendment; PDS Staff proposal to reduce building setbacks to 8 Ft.

The Guemes Island Sub-Area Plan emphasizes the need to retain rural character and spacing between houses especially on its older, crowded substandard lots. This policy is based on the Guemes Island Sub-Area Plan approved in 2011, and the Guemes Island Overlay passed in 2016 in Skagit County Code (SCC 14.16.360).

Most of us in this rural community depend on groundwater from aquifers for our only source of potable water. Larger houses built to near municipal setbacks of 8 feet will stress the aquifer in that area to a greater extent.

This overlay is good policy for Guemes Island and it upholds the sub-area plan, which was developed by islanders and approved by Skagit County. Please retain the Guemes Island Overlay to preserve the rural character and shoreline health of Guemes Island.

Thank you for your time and attention.

Patty Rose
4829 Guemes Island Road
Anacortes, WA 98221

Patty Rose

206 660 7697

4440 South Shore Drive
Anacortes, WA 98221

RECEIVED
OCT 17 2022
SKAGIT COUNTY
PDS

October 15, 2022

Skagit County Planning Commission
1800 Continental Place
Mount Vernon, WA 98273

Re: PDS Staff proposal to reduce building setbacks to 8 feet and C22-3 Guemes Island Overlay Side Setback Amendment


Dear Skagit County Planning Commission:

Based on the Guemes Island Sub-Area Plan approved in 2011, and the Guemes Island Overlay approved in 2016 to the Skagit County Code (SCC 14.16.360), as two long-term Guemes Island residents we respectfully request that the current setbacks be maintained and the staff proposal of reduction be denied.

The Guemes Island Overlay is not intended to limit individual property owners' ability to build or remodel a house, nor was the subarea plan the product of a small, elitist minority of Guemes residents. The overarching thrust of the Guemes Island Sub-Area Plan, which took many years to draft and was based on very substantial input from the island community, was the need/imperative to preserve the island's rural character. As you know, Guemes Island is not like other areas of the county in that the vast majority of its residents depend on a sole source aquifer for their only source of potable groundwater, and on a ferry to get to their properties from the rest of Skagit County. These realities of life make smart development a priority.

The county agreed when it adopted the building overlay that rural character is best maintained when scope and scale of buildings on substandard lots are considered when redevelopment occurs. It was good policy then, and it's good policy now.

Thank you for considering this request.



Paul Beudet and David Wertheimer

Jennifer Rogers

From: Kelly Jewell <kellj29@gmail.com>
Sent: Sunday, October 30, 2022 5:06 PM
To: PDS comments
Subject: C22-3 Guemes Island Overlay

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I am writing in support of Skagit County's amendment to remove the sidewall setback of C22-3. We do not believe these current restrictions help to preserve views, water or ecology per the intent of the GIPAC.

Thank you.

Paul Jewell
4888 North Indian Village Lane
Anacortes, WA 98221

Jennifer Rogers

From: RobertHAnderson <earthspiritcircle@earthlink.net>
Sent: Thursday, October 20, 2022 11:05 AM
To: PDS comments
Subject: C22-3 Guemes Island Overlay

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#####

Please DO NOT change the current framework in the C22-3 Guemes Island Overlay that currently protects our Island. This is a special place, and needs regulations and guidelines tailored to the Island and not just ones that are “one size fits all”. The Island citizens committee has worked long and hard over many years in a professional and cooperative manner with the county on these matters. Please do not minimize or water down their good work that the commissioners agreed to in 2016. Thank you.

Sincerely, Robert Anderson, 6966 Holiday Blvd. (Guemes) Anacortes, WA 98221
360-293-3770

Jennifer Rogers

From: Rodger Ricks <rodgerricks@glacier.com>
Sent: Tuesday, October 25, 2022 2:44 PM
To: PDS comments
Subject: Comments on the C22-3 Guemes Island Overlay

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To: Skagit Board of County Commissioners
Skagit County Planning Commission

Re: PDS Staff proposal to reduce building setbacks to 8ft
C22-3 Guemes Island Overlay Side Setback Amendment

It is my understanding that Skagit County PDS staff has requested changes to make the Guemes Island Overlay Side Setback requirements (“GIO Side Setback”), and as one who has built a home on Guemes Island since such Side Setback requirements were put into effect in 2016, I would like to share my perspectives as I worked with several architects to design a home that would conform to such restrictions on my lot on West Shore Road, and completed such home approximately 4 years ago.

1. **The GIO Side Setback really doesn’t address the goals GIPAC said it would.** The stated purpose of the GIO Side Setback approved by Skagit County in 2016 and sponsored by GIPAC, was “to limit the size of buildings on small beachfront lots to protect our shorelines, views and water supply”. I truly believe the goals for protecting our shorelines, views and water supply are wonderful and undisputed by all who live on Guemes, but....the limitations required by the GIO Side Setback do not provide any such protection in achieving these worthy goals on small beachfront lots located along West Beach or Indian Village as rebutted below. I do not comment on North Beach or other areas on the island.
 - a. There is no shoreline protection provided by GIO Side Setback which affects a side yard, not the waterfront. Shoreline protection is already provided by shoreline setbacks from OHWM requirements.
 - b. There is no view protection provided by GIO Side Setback since all the waterfront homes located on:
 - i. West Beach, which is westward facing, does not have zoned residential building lots to the east of them before topography rises eastward, thus the width of a waterfront home as dictated by the GIO Side Setback has absolutely no adverse impact on a neighbor to the east view corridor.
 - ii. Indian Village, which is westward facing, also has topography which rises eastward, thus the width of a waterfront home as dictated by the GIO Side Setback has absolutely no adverse impact on a neighbor to the east view corridor.

Perhaps those who promoted this land use restriction believed westerly water views in residential zoned areas such as West Beach and Indian Village should be provided to those driving automobiles, those biking, or those walking on the roadways located to the east of such homes, but they fail to recognize that with the former sideyard setback of 8' there was potential for 16' window views between homes dependent upon vegetation present, and there are many public access points which are typically 40' wide which have the potential to provide view corridors.

- c. There is no water supply protection provided by GIO Side Setback since water usage is not directly correlated house size, but by persons who live in a residence which the zoning code already effectively limits by restricting the number of bedrooms in a home by virtue of septic system capacity.

That said, it seems like the GIO Side Setback was a solution looking for a problem, or..... perhaps there are other reasons such GIO Side Setback was vigorously promoted to the County??? In any event, GIPAC promoted to island residents that their subarea plan would achieve the worthy goals of protecting our shorelines, views, and water supply, yet it was an empty promise since the GIO Side Setback fails to protect any of those in reality.

2. **The GIO Side Setback ends up costing the homeowner both a lot of money and loss of utility.** In my case with a 100' wide lot, if there were only the former 8' setbacks, my total setback would be 16' instead of the 30' total I was required to comply with (30% of 100' width) as part of the GIO Side Setback, and because of the need to make room for a septic system on my parcel, the only way I could have a garage was to make it a second structure (which had its own setback calculations) which came as considerable additional expense, and loss of utility. Unfortunately, the GIO Side Setback also has a sloping height requirement which in my case required me to design a house where the height had to slope inward from the side yards at a 45 degree angle, which eliminated the traditional and cost effective "box on box" construction design. With a 100' wide lot we were able to create a fairly usable upstairs despite the side sloping requirement, but creating such also comes with much more expensive construction. I feel really bad for those with 50' wide lots on West Beach and Indian Village where the GIO Side Setback effectively forces them to build a home which if it has an upstairs, has very little usable area (think "A-Frame" or loft) because of the 45 degree requirement. Compliance of the GIO Side Setback by these waterfront property owners on Guemes will prevent good design that is cost effective to build, and diminish usable area and view potential from rooms of their home. In my case, ideal design was voided by GIO Side Setback, my design utility was diminished, and constructions costs were estimated to be \$80 - \$100K higher.
3. **The GIO Side Setback diminishes what could have been, particularly for those with 50' wide lots.** There are some within GIPAC that considers waterfront lots as substandard, and even undesirable. I hope those with such views would promote such arguments to the County Assessor to provide relief to the high property valuations and associated tax assessments that waterfront properties along West Beach and Indian Village have, since most of the 50' wide lots in said areas are assessed in excess of \$600,000 just for the land excluding the improvements! For many, a place on the beach on Guemes Island is a dream come true, and when owners of such valuable land consider redeveloping their property into their dream home, they would be imprudent not to consider a common theme in real estate investing, "highest and best use", which is defined as:

“the reasonably probable and legal use of vacant land or an improved property that is physically possible, appropriately supported, financially feasible and that results in the highest value.”

Those with the 50’ wide lots can build essentially the same 1st floor as they could before the GIO Side Setback, butif they want an upstairs, they are really at a disadvantage since they must follow the aforementioned sloping height requirement that greatly reduces usable area upstairs by 40-50% and eliminates designs with side roof gables, which diminished what could have been a dream come true, but instead forces a compromised design that diminishes return on investment! If someone has a parcel of land worth in excess of \$600K, I believe they should be able to create a design that captures the water views, maximizes their definition of utility including allowing for a functional upstairs, but the GIO Side Setback greatly diminishes that. The County’s former 8’ side setback did not restrict a good design or prevent someone from having a functional upstairs.

- 4. The GIO Side Setback for all intents and purposes is “downzoning”,** which is a zoning action by a jurisdiction that reduces the development potential on a parcel of property. The GIO Side Setback imposes restrictive dimensional standards on waterfront properties on Guemes Island which are not imposed on the rest of Skagit County. Uncompensated downzoning occurs when a property is downzoned and there is no monetary compensation provided relief to the property owner whose development rights were taken. In 2012, A citizen committee of Skagit County determined that it does not support uncompensated downzoning. Although I only built on Guemes Island 5 years ago, I have heard discontent from other waterfront property owners about the GIO Side Setback which is loosely understood to taking away their development rights, and believe opposition toward such is growing, which could come with challenges and lawsuits if such waterfront property owners do a deep dive and fully comprehend what the GIO Side Setback does to their potential building envelope. Most of those who are affected really don’t know, and if the County should poll the property owners on Guemes Island if the GIO Side Setback should continue to be in effect, such poll should be administered by the County (not GIPAC) and given to all those with lots GIPAC deems substandard, and include examples of 2nd floor building envelope if they had a 50’ wide waterfront lot. With such information, it would be clear to all who reviewed such, downsizing is the intent of the GIO Side Setback.

As one who has been down the rabbit hole in compliance with the GIO Side Setback, I believe development of such a plan were extremely well intentioned, but..... sadly, the GIO Side Setback has real flaws in that it did not accomplish the stated goals which were “..... **to protect our shorelines, views, and water supply**”. Unfortunately, compliance with such restriction does indeed cost homeowners more money to build, creates less home utility, and diminishes a homeowner’s return on investment.

I realize that Skagit County PDS staff would ultimately desire side setback requirements applied uniformly throughout the County, so perhaps this 6 year experiment should be retired, and replaced with the code used throughout the rest of the County? Alternatively if GIPAC strongly opposes this, then at a minimum, please eliminate the sloping height requirement of the GIPAC Side Setback, and keep the 30% of lot width for total of sideyard setbacks in place, which might be a compromise the GIPAC folks would agree with??? In any event, I hope it is clear that the GIO Side Setback was not the right solution for Guemes Island, and the County will replace it with something more reasonable for its residents that doesn’t cause so much hardship. Thank you for your consideration of my perspective.

Thank you,

Rodger Ricks

6106 West Shore Road,

Anacortes, WA 98221

Mailing Address

14114 180th Ave. N.E.

Redmond, WA 98052

Jennifer Rogers

From: Sally Peyou <sally.peyou@gmail.com>
Sent: Monday, October 24, 2022 10:15 PM
To: PDS comments
Subject: C22-3 Guemes Island Overlay

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I am writing to show my support for the existing Guemes Island Overlay, which has been in place since 2016 (C22-3 Guemes Island Overlay Side Setback Amendment).

**Sally Peyou
7135 Upland Dr
Anacortes, WA 98221**

Sent from my iPad

Jennifer Rogers

From: 1 <ksjander@juno.com>
Sent: Tuesday, October 18, 2022 7:53 AM
To: PDS comments
Subject: Re: PDS staff proposal, Guemes Island overlay side setback amendment

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To whom it may concern:

My name is Scott Anderson, a full time resident of Guemes Island. Recently, I learned of a proposal by the PDS staff to amend an existing regulation (SCC 14.16.360). The result of this amendment would reduce building setbacks to 8 feet (Guemes Island Overlay Side Setback amendment). I would like to register my opposition to this amendment.

The current setback regulations were approved in 2016, and are still serving the island well, particularly with regard to its precarious single source aquifer, and its dependence on a small ferry to access the island. Preserving the rural character of Guemes Island is not just a slogan; it is a priority for the vast majority of island residents. The proposed side setback amendment will serve to degrade that rural character, which the county itself recognized as important when this regulation was originally approved in 2016.

I urge the committee to reject this proposed amendment.

Respectfully,

Scott Anderson
7306 Channel View Drive
Anacortes, WA 98221

Sent from [Mail](#) for Windows

Jennifer Rogers

From: Stephen Orsini <sailingorsini@gmail.com>
Sent: Tuesday, November 8, 2022 8:13 AM
To: PDS comments
Subject: C21-3 Guemes Island Overlay Side Setback Amendment

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To: Skagit County Planning Commission

Re: C21-3 Guemes Island Overlay Side Setback Amendment; PDS Staff proposal to reduce building setbacks to 8 Ft.

Based on the Guemes Island Sub-Area Plan approved in 2011, and the Guemes Island Overlay codified in 2016 in Skagit County Code (SCC 14.16.360), please maintain the current overlay setbacks to achieve the rural character and safety of Guemes Island. Fire safety issues are unique to an island that must rely on volunteer fire response with limited access to water for fire suppression.

The Guemes Island Overlay is not intended to limit individual property owners' ability to build or remodel a house, but is a product of the subarea plan, with years of input from Guemes residents and independent architectural consultants. The Guemes Island Sub-Area Plan emphasizes the need to retain rural character and spacing between houses especially on its older, crowded sub-standard lots. Reducing the side setback to that of the rest of the County ignores the critical fact that the island does not have access to professional fire fighting capabilities. While the island's fire fighting volunteers are well trained and have performed critical service to the island, access to water is only via tanker truck. Houses spaced close together are more likely to see fire jump from an originating fire in one structure to the next.

The vast majority of residents in this rural community depend on groundwater from aquifers for their only source of potable water. Larger houses built to near municipal setbacks of 8 feet tend to stress the aquifer's in that area to a greater extent. These realities of island life make rural development stands and setbacks a priority.

The county agreed when it adopted the Guemes Island Overlay that rural character is best maintained when scope and scale of buildings on substandard lots are considered when development or redevelopment occurs. It remains good policy.

Thank you for the opportunity to submit this information.

Stephen D. Orsini
4971 Guemes Island Rd
Anacortes, WA 98221

Jennifer Rogers

From: Steve Hawes <stevhawes1950@mac.com>
Sent: Wednesday, October 26, 2022 10:50 PM
To: PDS comments
Subject: C22-3 Guemes Island Overlay Setback Amendment

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To Whom It Concerns:

I am writing to support revision of the Guemes Island Overlay Setback. As Guemes Island homeowners, we have been in the process of designing a new home for two years. On our 60' lot, we have found the building envelope to be extremely restrictive in terms of design possibilities. A 2-story design such as ours is limited to basically one option. The envelope restricts the width of the upper story and doesn't allow gables or eyebrows, thus limiting floor space upstairs. The end result is that all 2-story constructions will end up looking the same. In our case, we had to enlarge the footprint of the structure to achieve the overall desired square footage, as enough space was not possible on the second story.

Thank you very much for your consideration.

Sincerely,
Steve Hawes
6544 Driftwood Drive
Anacortes, WA 98221

Jennifer Rogers

From: Tamaris Mignogna Campbell <tama@paradisebuildersdevelopment.com>
Sent: Thursday, November 10, 2022 2:51 PM
To: PDS comments
Subject: Skagit County's 2022 Docket of Proposed Policy, Code, and Map Amendments

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Addressed to the Skagit County Planning Commission in regards to potential changes being made to development regulations in Skagit County, specifically the Guemes Island Overlay.

To whom it may concern,

Many Guemes Island property owners would concur that the state of our island's future is constantly in flux. Most specifically by the needs of rising tides and potable water availability. Each section of the island has vast discrepancies on specific needs to combat these problems, what works for a larger parcel in the center of the island does not work for all of the outer rim parcels.

Many of those properties with close proximity to the ocean are subject to setbacks that are not accounting for rising tides and the need to meet FEMA standards on this subject. A large portion of those homes already face yearly storm surges and limited ability to redesign their residence to code in order to "lift up" and meet those tsunami requirements.

Furthermore, potable water will also meet greater challenges in the coming years as potential changes to fire codes may affect storage needs. This now requires a water "tower" to accommodate larger volumes and provide necessary head pressure to limit the need for boosters etc. Are these property owners connected to a public system without the ability to fit such a tower? Should the system be responsible for accommodating larger volumes of water to suit the expanding needs of fire codes? How can property owners plan for the future of their water and septic needs without the ability to fit all of these requirements safely?

This account barely scratches the surface of problems that are affected by the Guemes Island Overlay. Said best by Mark Madden, a property owner of Indian Village: ***"Unplanned events may change plans for our existing buildings. Fire, severe storms, higher tides, falling trees, or infestations of insects or rodents may give us the need for reconstruction or replacement of our buildings. The Building Envelope may restrict our best designs or needs. We may wish to improve our buildings to provide safer wiring, better plumbing, or cleaner septic systems. Also, we may wish for more space, garage or storage additions, or better roof designs for solar collectors or rainwater collection. Buildings must work around obstacles, septic drain fields, wells, etc. There are many reasons we may wish to make changes and many challenges to make things fit."***

Signed by a 27+ year community member and property owner of Guemes Island.

Sincerely,
Tama Mignogna Campbell
5621 Paradise LN
Guemes Island, WA 98221

(360) 298-6558

Jennifer Rogers

From: Tina Champeaux <tinac21747@aol.com>
Sent: Thursday, November 10, 2022 4:24 PM
To: PDS comments
Subject: C22-3

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C22-3 would actually fix the current overreach enacted January 2011 that some property owners are suffering from on Guemes.

C22-3 Guemes Island Overlay Side Setback Amendment *This should be APPROVED.*

Tina Champeaux

1641 State Route 9

Sedro-Woolley WA 98284

425-350-0217

Jennifer Rogers

From: Ty Westenhaver <tcwdc32@gmail.com>
Sent: Tuesday, October 25, 2022 11:07 AM
To: PDS comments
Subject: C22-3 Guemes Island Overlay Setback Amendment

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C-22 Guemes Island Overlay Setback Amendment

Ty Westenhaver
16419 73rd Ave. NE
Arlington, WA. 99223

Guemes Island properties owned:
6556 Driftwood Drive
Anacortes WA. 98221

I am a property owner on Guemes Island. I am writing to support the removal of the building envelope from the Guemes Overlay. The restrictions in the building envelope unfairly limit the ability of property owners to build new homes , raise or remodel existing homes. Beachfront homes are being flooded more frequently due to rising ocean levels with high tides and raising and/or remodeling of these homes is not an option, it is necessary. These restrictions are unique to Guemes Island and are severely limiting to those of us who need to remedy the ongoing high tide issue to our properties.

I appreciate Skagit County reviewing and updating this plan and I support the removal of the building envelope from the Guemes Overlay.

Sincerely,

Ty Westenhaver

Jennifer Rogers

From: Barbara Armes <rrba34@gmail.com>
Sent: Wednesday, November 9, 2022 5:12 PM
To: PDS comments
Subject: Wind turbines

#####

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Placing these in Skagit is not a good idea. It destroys the beauty of the land. The turbines leak oil they also destroy birds and bats. The swans, snow geese and other birds migrate to this area in droves during the winter. This is prime bird habitat which would be destroyed. Also blades can not be recycled they have to be buried in a land fill. Skagit is a beautiful area please don't destroy this area. Thanks Barbara Armes Sent from my iPhone

Jennifer Rogers

From: Brian Lipscomb <brian@aquaworxinc.com>
Sent: Thursday, November 10, 2022 3:04 PM
To: PDS comments
Subject: Comments on C22-1 Wind Turbine Use Amendment

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Dear Planning Commissioners,
C22-1 Wind Turbine Use Amendment ***should be denied.***

I like and have experimented with alternative energy and many things electrical. Being an electronics engineer and holding a few patents for motor controls (motors and generators are twins), I could write multiple pages of all the technical reasons why Skagit County is not suitable to rely on wind power generation.

Rather than having a positive impact on climate change as alleged in consistency review 4, the energy and resources required for implementation would actually have a negative overall impact. I did comment on a few of these reasons at the 11/08/2022 public hearing.

The bottom line is there are no suitable locations with enough wind to be practical in the County and small scale wind turbines here would only serve to be a phallic symbol for affluent environmentalists.

Please deny C22-1.

Brian Lipscomb
27765 W. Gilligan Creek
Sedro-Woolley, WA 98284

Jennifer Rogers

From: Janet Backe <janet.backe1@gmail.com>
Sent: Thursday, November 10, 2022 12:13 PM
To: PDS comments
Subject: I oppose Skagit County Wind Turbines See photo of German-wind-farm, my comments and links
Attachments: 16680561805586301201159613774111.png

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Do we really want Skagit County to look like this? If so, why even bother to have agritourism hearings. There won't be any tourists coming our way. (German photo)



TO: The Skagit County Planning Commission
FROM: Janet Backe, resident of Anacortes and Skagit County
MY CONCERNS: To the proposal to allow Skagit County property owners to put up wind turbines

November 10, 2022

I had a cold Tuesday evening, so I was unable to attend the public hearing regarding wind turbines; however, I did watch the entire hearing on the Skagit Access channel. I agree with all the opposing statements made and agree wind turbines are not green, not renewable and not cost effective. I would like to add a couple more...they are also hideous (see attached German photo) and please, please consider the noise that is detrimental to the health of wildlife and humans.

I researched Germany's wind turbines energy program since they have had wind turbines in place for many years. Germany is now destroying their expensive, low producing energy turbines and replacing them with coal. Please refer to attached links. I sincerely hope the commission members research extensively the German articles before making a decision?

I have three questions: Why? Why? Why? Why install these hideous structures in our beautiful county destroying the panoramic views of the Cascades and the farm and agricultural fields. Why destroy our beautiful coastal areas? Why harm the thousands of bird migrations? Isn't Skagit County known to be the "Gateway to the San Juans"? I notice there are several public hearings being planned to receive input on Skagit's long range plan for agritourism. Our county benefits from thousands of out of state and international tourists...do you really think wind turbine structures will benefit this industry? I think not. Why destroy the tourism industry?

Thank you.

Janet Backe

1800 Skyline Way #305

Anacortes, WA 98221

<https://energyeducation.se/game-over-german-wind-industry-in-free-fall-as-renewable-energy-transition-hits-the-wall/>

<https://stopthesethings.com/2018/04/14/industrialised-landscapes-battered-communities-drive-german-backlash-against-big-wind/>

<https://stopthesethings.com/2019/03/30/pathetically-pointless-massive-increase-in-german-wind-power-capacity-adds-nothing-to-power-output/>

Opposition to C22-1 Wind Turbine Use Amendment

Hello, my name is Jeff Lee and I live in Anacortes at 14119 Gibraltar Drive.

Wind turbines are not renewable, they are not green and they are not cost effective.

Wind turbines are the opposite of green.

-The blades (made of resin and fiberglass) cannot be recycled; they contribute a huge amount of waste - end up in the landfills, which is completely counter to what environmentalists claim as renewable. Larger blades may have to be cut into pieces, with specialized equipment, before they can be trashed.

-Wind turbines and transformers may leak oil and lubricants, creating environmental and fire hazards

-Transformers may rupture and catch fire.

-wind turbines kill innumerable bats and birds, despite what the manufacturers say. The blades and noise also disrupt wildlife patterns even for wildlife on the ground.

These are just a few examples of why wind turbines are not renewable, they are not green and they are not cost effective.

Thank you.

Sources: [The Utter Complete Total Fraud of Wind Power \(rodmartin.org\)](http://rodmartin.org)

[Wind Turbine Blades Can't Be Recycled, So They're Piling Up in Landfills - Bloomberg](#)

[Texas wind turbine catches fire after lightning strike | Fox News](#)

[Wind Power Fraud – STOP THESE THINGS](#)

[Baotou, China: Rare earth mineral mining is horrifying | news.com.au — Australia's leading news site](#)

[Frozen windmills, rolling blackouts in Texas spark fears about green-energy future | Wind Energy News \(wind-watch.org\)](#)

[Oregon wind farm sees blades, bolts fly off as failures mount: report | The Post Millennial | thepostmillennial.com](#)

[Wind Energy Has A Waste Problem: Disposing Of The Turbines : NPR](#)

[The Wind Turbine Failures Behind Europe's Energy Crisis Are a Warning for America \(newsweek.com\)](#)

[Home Wind Turbines: Pros, Cons, and How Much They Cost | OVO Energy](#)

[How Much does a Home Wind Turbine Cost in 2022 - The Roundup](#)

[Concerns about proposed wind turbines in Crawford County heard at anti-wind meeting | Wind Energy News \(wind-watch.org\)](#)

[Wind Energy: The Pros and Cons \(justenergy.com\)](#)

[Can You Power Your Home With Wind Energy? \(questionsanswered.net\)](#)

Jennifer Rogers

From: Kay Hall <silverfoxkayhall@gmail.com>
Sent: Wednesday, November 9, 2022 2:56 PM
To: PDS comments
Subject: C22-1 Wind Turbines

CAUTION: This email originated from an external email address. Do not click links or open attachments unless you recognize the sender, you are expecting this email and attachments, and you know the content is safe.

I heartedly disapprove of wind turbines for Skagit County! Not efficient as there isn't enough natural winds to complement the use of turbines. Deadly to wildlife!
They would ruin the beauty and serenity of our county...these 3 reasons are enough to cancel the project. Sincerely, Kay Hall Friedrichs Ben Friedrichs

Opposition to C22-1 Wind Turbine Use Amendment

My name is Linnea McCord and I reside at 6478 Bayview St. in Anacortes.

I grew up in Hawaii so I know what a beautiful environment looks like. I moved to Anacortes because it is beautiful. For 31 years prior to my moving to Anacortes, I lived in Los Angeles, CA.

I am here today to warn the Planning Commission about how the terrible policies of The New Green Deal helped to trash Los Angeles and California in a short period of time (see below). Please do not let this happen to our beautiful Skagit Valley, one of the most beautiful places in the world.

Although you've already heard testimony about why we don't want this windmill proposal on residential property to pass, you may or may not know that the source of this type of climate change proposal is the NEW GREEN DEAL that originated with the World Economic Forum (see below for further information). The goal of the World Economic Forum is to phase our fossil fuels, eliminate fertilizers, reduce CO2 emissions under the guise of saving the planet from climate change. Their true goal is to establish dictatorial control and domination over the world's populations (see below for more information) regardless of the damage or harm to the populations of the cities and countries where it has been implemented (see below),

World Economic Forum Phasing Out Fossil Fuels (New Green Deal)

<https://www.weforum.org/agenda/2022/10/phasing-out-fossil-fuels-progress/>

The True Evil of the World Economic Forum:

https://www.americanthinker.com/articles/2022/05/the_true_evil_of_the_world_economic_forum.html

Biden Eliminating All Drilling for Fossil Fuels and Shutting Down Coal Plants (New Green Deal, Build Back Better)

<https://thefederalist.com/2022/11/07/biden-keeps-promising-to-destroy-domestic-energy-production-believe-him/>

Washington State's Gov. Inslee Following the World Economic Forum's New Green Deal, Build Back Better (He Advances Green Agenda Whether The People Want it or not? SAY WHAT?)

<https://www.gov.ca.gov/2022/10/06/west-coast-leaders-double-down-on-bold-actions-to-fight-climate-crisis/>

<https://heartlanddailynews.com/2022/06/washington-gov-inslee-advances-green-agenda-despite-public-protests/>

The New Green Deal has been a disaster for the people of the cities and countries where it has been implemented:

In CALIFORNIA:

<https://townhall.com/columnists/davidharsanyi/2022/09/09/welcome-to-the-green-new-deal-california-n2612835>

In GERMANY:

<https://ussanews.com/2022/10/30/germany-windmills-dont-work-were-going-back-to-coal/>

In SRI LANKA:

<https://kanekoa.substack.com/p/sri-lankas-green-new-deal-brings>

BACKGROUND Information on the World Economic Forum (WEF) –

A NON-ELECTED PRIVATE NON-PROFIT MADE UP OF SELF-APPOINTED “ELITES” OPERATING THROUGH the United Nations and its various agencies like the World Health Organization WITHOUT LEGAL AUTHORIZATION through Central Banks, Giant Corporations, Government Leaders of Countries, and other private organizations

to IMPOSE a GLOBAL DICTATORSHIP on the rest of the world.

Founded in 1971, CEO = Klaus Schwab, his top Advisor Dr. (not a medical doctor) Harari:

Klaus Schwab: The Great Reset : Their motto is “YOU will own nothing and be happy”
(BECAUSE THEY WILL OWN EVERYTHING AND BE VERY HAPPY)

<https://thehill.com/opinion/energy-environment/504499-introducing-the-great-reset-world-leaders-radical-plan-to/>

“Dr.” Harari: WEF’s Top Advisor -**LISTEN CAREFULLY TO WHAT DR. HARARI IS SAYING?**

<https://www.youtube.com/watch?v=60MzTlrOCXQ>

Surveillance Under the Skin:

<https://www.youtube.com/watch?v=o5RbjyicHTU>

.....
The World Economic Forum’s Webpage

<https://www.weforum.org>

Who are they? E.g. 119 billionaires, 53 heads of state, and an \$8.3 million security bill for one meeting: A look at Davos by the numbers:

<https://www.businessinsider.com/davos-by-the-numbers-billionaires-private-jets-security-bill-2020-1?op=1>

THE GOAL OF THE 2030 WORLD ECONOMIC FORUM AGENDA IS TO DESTROY AMERICA AND CREATE A GLOBAL DICTATORSHIP

<https://www.australiannationalreview.com/state-of-affairs/the-goal-of-the-2030-wef-un-agenda-is-to-destroy-america-and-create-global-dictatorship/>

“Agenda 2030 is a major threat to liberty...[Agenda 2030](#), officially titled “the 2030 Agenda,” is a United Nations program based on the UN Local Agenda 21 program unveiled in 1992 and the UN Millennium Development Goals released in 2000. Under the guise of “sustainable development,” this plan [seeks totalitarian control](#) and regimentation of the entire planet, including the economy, our country, our lives, and our children. Agenda 2030 is divided into [17 Sustainable Development Goals](#), or SDGs, along with 169 specific “targets” to be imposed on humanity. The SDGs [include](#) “universal health coverage,” “vaccines for all,” and “universal access to sexual and reproductive health-care services, including for family planning [i.e., abortion]” (Goal 3). It also advocates for socialist indoctrination of youth (Goal 4), global wealth redistribution (Goal 10), and radical actions to combat alleged “climate change” (Goal 13). None of these goals are constitutional or even adhere to the spirit of the [U.S. Constitution](#) and the Founding Fathers. Other prominent examples of Agenda 2030’s implementation include the [global war on farmers](#), [carbon-capture pipelines](#), and the transition toward “green” energy.” **Source: [jbs.org Action Alerts](#)**

How Climate Change is a Lie Hiding an Agenda for Social Control:

https://www.theepochtimes.com/how-climate-change-is-a-lie-hiding-an-agenda-for-social-control-gregory-wrightstone_4791812.html

Food Restrictions Under the 2030 Agenda:

https://www.theepochtimes.com/food-restrictions-tied-to-un-agenda-2030-marburg-virus-and-covid-19-spark-government-action_4591847.html

Jennifer Rogers

From: srsracing@frontier.com
Sent: Thursday, November 10, 2022 11:42 AM
To: PDS comments
Subject: Proposal C22-1 Wind Turbine use amendment

CAUTION: This email originated from an external email address. Do not click links or open attachments unless you recognize the sender, you are expecting this email and attachments, and you know the content is safe.

I oppose C22-1 Wind Turbine Use Amendment and do not believe wind turbines are effective or good for Skagit County.

Thank you.

Lori Scott
3351 Old Hwy 99N Rd
Burlington Wa. 98233

Jennifer Rogers

From: Carol Lee <4jesus123@att.net>
Sent: Wednesday, November 9, 2022 5:16 PM
To: PDS comments
Subject: C22-1 Wind Turbine Use Amendment

CAUTION: This email originated from an external email address. Do not click links or open attachments unless you recognize the sender, you are expecting this email and attachments, and you know the content is safe.

I want to go on public record that I oppose C22-1 Wind Turbine Use Amendment.
This amendment should be denied.

Thank you,
Margaret Lee,
14119 Gibraltar Rd
Anacortes, WA 98221
Skagit County

Opposition to C22-1 Wind Turbine Use Amendment

My name is Margaret Lee and I live at 14119 Gibraltar Rd. in Anacortes.

We are going on record here tonight to say NO to wind turbines in Skagit County!

Let's look at last year in Texas at their failed power grid & their wind turbines that FROZE!
When Texas needed the wind turbines the most- they were frozen and of ZERO use.
The wind turbines provided NO help, in a desperate situation.

Q-what good are FROZEN WIND TURBINES?

From the Austin American Statesmen newspaper;
Article dated Feb 17, 2021:

Frozen wind turbines hamper Texas power output, state's electric grid operator says!
Unusually moist winter conditions in West Texas brought on by the weekend's freezing rain and low temperatures have iced many of those wind turbines to a HALT.

<https://www.statesman.com/story/news/2021/02/14/historic-winter-storm-freezes-texas-wind-turbines-hampering-electric-generation/4483230001/>

Is this Texas or does WASHINGTON state get more freezing cold & snow than Texas?? How are these wind turbines not going to freeze here?

A 2nd, different article from the Austin American Statesmen newspaper;
Article dated this year, Jan 4th, 2022:

In final tally, state officials say 246 Texans died in February from freeze and power loss.

Victims ranged in age from babies, younger than 1 to 102 years old.

<https://www.statesman.com/story/news/2022/01/04/246-texans-died-february-freeze-and-power-loss-officials-say/9080688002/>

If our power grid fails here in Skagit County, and we depend on turbines that FREEZE in our snowy, cold region, are each of you prepared to claim responsibility for deaths of Skagit County residents; moms, dads, grandparents, kids, babies due to freezing to death or loss of limbs due to frostbite?

We DO NOT WANT ANY WIND TURBINES IN SKAGIT COUNTY. Period.

Thank you.

Jennifer Rogers

From: Nancy Shimeall <nshimeall@gmail.com>
Sent: Wednesday, November 9, 2022 11:43 AM
To: PDS comments
Subject: Skagit County Revised 2022 Docket of Proposed Policy, Code, and Map Amendments

CAUTION: This email originated from an external email address. Do not click links or open attachments unless you recognize the sender, you are expecting this email and attachments, and you know the content is safe.

Hello,

This comment is regarding "C22-1 Wind Turbine Use Amendment: add wind turbines as an allowed accessory use in the code for net metering purposes only."

I understand that you are accepting comments through tomorrow, 11/10; I listened to public comments that were shared at the 11/8 public meeting.

In short, I was dismayed and alarmed by the opposition to wind turbines in our county and the reasons stated by those public commenters.

The opposition statements all used limited and sometimes inaccurate information, mixed with personal opinions. To refute the opposition, I offer the following: Cats, cars, and windows kill more birds than wind turbines. Modern wind turbine technology is improving all the time; building and maintaining wind turbines is a fast-growing sector of green jobs; manufacturing turbines is much less polluting than continuing to extract, distribute, and burn gas and oil; human and environmental health are not negatively impacted by areas currently using wind as a source of energy.

I applaud the planning commissioners for including wind turbines in accessory use. We are living with the threats of flooding, drought, rising saltwater, extreme heat and cold, wildfires, dying trees and the economic and human health hazards from all of these climate disasters. Although the opposition shared common arguments against wind turbines as a

green energy, not one person compared any of those issues with the extreme damage caused by fossil fuels. We must as a county, and nation, transition as quickly as possible to energy sources that do not add carbon or methane to our air. Wind turbines provide just one way to transition; we must also include solar and the new nuclear technology in our energy sources. Skagit County must look to the future and encourage green energy as well as plan for the changes that we are already living with. Thank you for considering these comments.

Nancy Shimeall

Director, Shelter Bay Board

I acknowledge with respect that I live on land that has been stewarded by the Swinomish Tribe since time immemorial, and with gratitude that they will continue to hold sacred this land in perpetuity.

Opposition to C22-1 Wind Turbine Use Amendment

Hello, my name is Ray McCord and I live in Anacortes at 6478 Bayview St.

Wind turbines should never be installed because they are far too noisy and hazardous to human and animal health.

The proposed noise range of 50 to 60 decibels is about the sound of a normal conversation. While that may not sound very loud, here's what

happened in Ohio, as reported by the National Wind Watch on Jan, 22, 2022:

<https://www.wind-watch.org/news/2022/01/22/concerns-about-proposed-wind-turbines-in-crawford-county-heard-at-anti-wind-meeting/>

(quoted and paraphrased from the above article):

Ted Hartke, President of Hartke Engineering and Surveying, Inc., drove from Illinois to Ohio to talk with those gathered at a church to talk about

whether wind turbines were a good idea for their area. Hartke said he was initially in favor until they were finally turned on (as part of the CalORidge Wind Energy Project

in Illinois). Those wind turbines went up in January 2013 and Hartke said it became immediately clear that these turbines should never have been installed because they were far too noisy.

The company that had installed them in Vermillion Cty, Illinois, Inv Energy, had said that the majority of windmill locations would experience turbine sound levels less than 40 decibels outdoors, which should have been sufficiently low enough to minimize or eliminate any potential for sleep interference and indoor or outdoor speech interference. In a 2009 Health Effects Study, widespread noise complaints began at 33.5 decibels.

Between January and May of 2013, the turbines had to be turned off 51 nights to allow enough quiet time for people to sleep. Hartke stated that the noise was so bad that his daughter, about 6 years old at the time, asked if she could sleep with headphones on as a way to block out the

noise. However, that didn't work, and the Hartkes moved their bed, their daughter's bed, and their son's bed into the living room, the innermost room in the house, to try to drown out the noise, but to no avail. In December 2013, the Hartke's abandoned their home to live where their quality of life would be much better.

In addition, in 2018 the World Health Organization recognized wind turbine noise as a health hazard:

"The wind industry has denied and ignored evidence directly linking wind turbines and sleep disruption leading to negative human and animal impacts worldwide...."

"The burden of environmental noise with wind turbines is not episodic or random: for the most part its effects are constant and unrelenting.... This is an undeniable health pressure of enormous magnitude."

<https://stopthese things.com/2018/11/06/who-says-wind-turbines-a-health-hazard-the-world-health-organization-thats-who/>

Wind turbines should never be installed because they are far too noisy and hazardous to human and animal health.

Thank you for your time.

Opposition to C22-1 Wind Turbine Use Amendment

Hello, my name is Susan Bergeson and I live in Anacortes at 5714 Sugarloaf Street.

Wind turbines are not renewable, they are not green and they are not cost effective.

Residential or small wind power installations are expensive. A typical residential system costs from \$3,000 to \$6,000 for every kilowatt of generating capacity. Most homes need a system that can generate in the range of 3 to 7 kilowatts, so an installed system could cost anywhere between \$10,000 to \$40,000. That's before you generate any electricity.

According to EnergySage, a Skagit county resident uses an average of 12,156 kilowatt hours per year. That averages \$1,428 spent on electricity per year in Skagit county.

That means the return on investment would be 7 years at best, if the wind turbines are working 24 hours a day, 7 days a week. With Skagit County's low wind speeds, the turbines would only be running 6 months per year. The amount of time to break even would be closer to 14 years in a best-case scenario. That's a 14-year return on investment for 3 kilowatt hours generated. If a home, farm or commercial site required more electricity, that return on investment could extend to decades.

This does not include any maintenance costs. Estimated maintenance costs average \$200-\$300 per year. Those costs may increase as unstable wind flow creates strain on machine parts.

This is just one example of how wind turbines are not renewable, they are not green, and they are not cost effective.

Sources:

<https://www.dasolar.com/wind-power/residential-wind-power>

<https://solarwindenergys.com/what-is-the-minimum-wind-speed-required-for-wind-power-generation/>

<https://www.energysage.com/local-data/electricity-cost/wa/skagit-county/>

<https://www.ncei.noaa.gov/access/monitoring/wind/maps/202112>

Opposition to C22-1 Wind Turbine Use Amendment

My name is Suzanne Rohner and I live at 1219 11th Street in Anacortes.

Wind turbines are a menace to birds, bats, and insects. They are an eyesore, and are not cost effective. Wind turbines have no place in Skagit County.

The Planning Commission has stated on page 17 of the agenda for today's meeting that the Wind Turbine Use Proposal is consistent with the Growth Management Act Planning Goal 10, which is to protect the environment and enhance the state's high quality of life, including air and water quality, and the availability of water. While searching the internet trying to find information about residential wind turbines, I found the following statement: "Wind turbines are environmentally friendly because no harmful chemicals are emitted into the environment when generating power". This made me wonder about the environmental friendliness of wind turbines on the front-end. In other words, what environmental impact does the production, transportation, and installation of wind turbines have? Has the planning commission researched this and calculated this into their assessment that this proposal is consistent with Goal 10 of the Growth Management Act? What is the "friendliness" of wind turbines on the back-end? In other words, what is the environmental impact of the disposal of wind turbines when they have reached the end of their useful life? We already know that turbine blades from industrial wind turbines are not biodegradable or recyclable and are currently being buried in landfills across our country. Has the planning commission researched this and calculated this into their assessment that this proposal is consistent with Goal 10 of the Growth Management Act?

As stated by the Planning Commission on page 16 of the agenda for this meeting, "Skagit County was found to have an average wind speed of approximately 4-5 meters per second, which is not fast enough to produce energy adequate to power a residential structure. In addition Skagit County does not have many areas where wind turbines would produce enough energy to power a residence in its entirety". In these circumstances, where wind power is inadequate to power a home, storage batteries are often used. Do these storage batteries contain rare earth minerals, which are mined from the earth at great environmental cost? In China the pollution resulting from rare earth mineral mining has created soil incapable of supporting crops and water supplies have been contaminated. Has the planning commission researched this and calculated this into their assessment that this proposal is consistent with Goal 10 of the Growth Management Act?

Wind turbines are a menace to birds, bats, and insects. They are an eyesore, and are not cost effective. Wind turbines have no place in Skagit County.

Thank you.

Jennifer Rogers

From: Tina Champeaux <tinac21747@aol.com>
Sent: Thursday, November 10, 2022 4:21 PM
To: PDS comments
Subject: C22-1

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C22-1 Wind Turbine Use Amendment *This should be denied.*

Wind generation is not practical in the County!

Turbines are a threat to our bird population and

the aesthetic beauty of our Skagit County.

Their overall effectiveness is on the downside of energy savings.

Tina Champeaux

1641 State Route 9

Sedro-Woolley WA 98284

425-350-0217

Opposition to C22-1 Wind Turbine Use Amendment

Hello, my name is Todd Bergeson and I live in Anacortes at 5714 Sugarloaf Street.

Wind turbines are not renewable, they are not green, and they are not cost effective.

To make wind power economically viable, you must consider wind speed and the cost of purchasing electricity. Washington State has some of the lowest electricity rates in the country. Skagit county averages 12 cents per kilowatt hour. The US average is 18 cents per kilowatt hour.

Wind turbine installer, DaSolar Energy, suggests a site should have an average wind speed of at least 10-12 mph. According to the National Centers for Environmental Information, Washington State only reaches a monthly mean wind speed of 10 mph for 6 months each year. In order to generate electricity consistently, sustained winds of at least 10 mph are needed. Monthly mean wind speed and sustained wind speeds are completely different.

Most of the installations of residential wind power generators have been in Northeast, West and the Mid-Western plains, where average wind speeds are higher. Skagit county does not have high enough sustainable, consistent winds to generate enough power to keep these wind turbines running.

Wind turbines are not renewable, they are not green, and they are not cost effective.

Thank you for your time.

<https://www.dasolar.com/wind-power/residential-wind-power>

<https://solarwindenergys.com/what-is-the-minimum-wind-speed-required-for-wind-power-generation/>

<https://www.ncei.noaa.gov/access/monitoring/wind/maps/202112>

Jennifer Rogers

From: Val Mullen <valblair.mullen@gmail.com>
Sent: Wednesday, November 9, 2022 3:26 PM
To: PDS comments
Subject: wind turbine proposal

CAUTION: This email originated from an external email address. Do not click links or open attachments unless you recognize the sender, you are expecting this email and attachments, and you know the content is safe.

To the Commissioners:

I oppose the wind turbine proposal for private residences, for MANY reasons:

-The blades (made of resin and fiberglass) cannot be recycled; they contribute a huge amount of waste, end up in the landfills, which is completely counter to what environmentalists claim as renewable. Larger blades may have to be cut into pieces, with specialized equipment, before they can be trashed.

-Blades and bolts from tall windmills have detached; the bolts scatter like shrapnel; in one case, the blades got launched across a field. One turbine blade flew the length of a football field and plowed a 4' deep rut in a wheat field

-Regulators state that even small objects (hatches, metal disks, blade bolts) can reach almost 90 mph when falling from tall wind turbines

-Wind turbines and transformers may leak oil and lubricants, creating environmental and fire hazards

-Transformers may rupture and catch fire

-Turbines generate less energy than projected

-In Skagit Valley the windmills would be unreliable, and may sit idle for months, since winds here are not significant. The proposal states that Skagit County does not have many areas where wind turbines would produce enough energy to power a residence in its entirety. The average wind speed in Skagit County is 4-5 meters per second, which is not fast enough to produce energy adequate to power a residence.

-Two windmills were put up in the valley in about 2007: 1 of those blew over and the bearings failed on the second one quickly

-The proposal requires limiting the noise of wind turbines to 55 decibels and will require a sound evaluation to ensure compliance with the county codes. Noise of 50-60 decibels is about the sound of a normal conversation.

-Turbines have high maintenance costs (estimates \$200-\$300/year). Unstable wind flow creates strain on machine parts.

-They are not cost effective: Upfront cost ranges between \$2000-\$5000 per kilowatt of power capacity; a 15 kW turbine may cost between \$30,000 and \$75,000. They typically take between 5-15 years to pay for themselves. Installation costs range from \$500 to \$2000.

-wind turbines kill innumerable bats and birds, despite what the manufacturers say. The blades and noise also disrupt

wildlife patterns even for wildlife on the ground.

-Where would they come from? There are reportedly 37 wind turbine manufacturers in China: see [China Home Wind Turbine Factory and Suppliers, Manufacturers Pricelist | Flyt \(flytpower.com\)](#) and [Wind turbines manufacturers from China \(wind-turbine-models.com\)](#)

We cannot allow residential wind turbines in Skagit Valley. It is time for common sense to reign. Thank you.

Val Mullen
31262 Prevedell Rd.
Sedro Woolley

Jennifer Rogers

From: Barbee Andrew <barbee@ebcmv.org>
Sent: Thursday, November 10, 2022 12:57 PM
To: PDS comments
Subject: Planning Commission

CAUTION: This email originated from an external email address. Do not click links or open attachments unless you recognize the sender, you are expecting this email and attachments, and you know the content is safe.

The following three proposals concern property rights that are being looked at by the Skagit County Planning Commission:

I support LR22-01 Small Scale Recreation & Tourism Rezone

I oppose C22-1 Wind Turbine Use Amendment - Wind generation is not practical in the County.

I oppose C22-3 Guemes Island Overlay Side Setback Amendment.

Barbee J Andrew
328 N 30th St
Mount Vernon, WA 98273

Jennifer Rogers

From: Con Don <condon92@hotmail.com>
Sent: Thursday, November 10, 2022 1:33 PM
To: PDS comments
Subject: Public Comments

CAUTION: This email originated from an external email address. Do not click links or open attachments unless you recognize the sender, you are expecting this email and attachments, and you know the content is safe.

My name is Connie Miller, I live at 2606 Highland Drive in Anacortes.

I attended the Planning Commission meeting on Tuesday, November 8th. I made comments in person regarding C22-1 Wind Turbine Amendment, and have attached my comments with supporting information at the end of this email.

At the meeting I became aware of two more items I wish to comment on.

Regarding the LR22-01 Small Scale Recreation & Tourism Rezone:

I support this proposal. This small scale agro-tourism classification allows for opportunities for our farmers and small businesses to grow but still keep the rural/small town feel that makes Skagit county unique. From the information provided I see no potential harm to the agricultural land in that area of proposed expansion.

Regarding C22-3 Guemes Island Overlay Side Setback Amendment, I found the proposal confusing. But I will state that I do NOT support the county making these types of one-size fits all rules for an entire community that end up infringing on individual property rights. I wasn't sure if the amendment was to fix the existing overreach of the overlay side set back amendment or not. But please take my comments as they are intended. Thank you.

Again, thank you all for allowing the public comment. I appreciate you listening to the residents of Skagit County on these important issues.

Respectfully,
Connie Miller
360-202-7575
Condon92@hotmail.com

Comments from Tuesday's Meeting:

Hello, my name is Connie Miller and my address is 2606 Highland Drive, Anacortes.

Washington state already leads the country in renewable and affordable energy sources with Hydroelectric power.

According to the U.S. Energy Information Administration:

In 2020, hydroelectric power accounted for about 66% of Washington's total electricity net generation from both utility-scale and small-scale (less than 1 megawatt) facilities.²¹ Washington typically contributes between one-fifth and one-third of all conventional hydroelectric generation in

the nation annually. Most of the hydroelectric plants are located on the Columbia River, and one of them, the Grand Coulee Dam, is the seventh-largest hydroelectric power plant in the world.^{24,25} Grand Coulee Dam's hydroelectric plant typically produces more than 21 million megawatthours of electricity each year and supplies power to eight western states and parts of Canada.²⁶

In 2020, Washington was among the eight states in the nation with the lowest average electricity retail prices.⁴¹

The residential sector, where almost 60% of households use electricity as their primary heating source, accounted for about 40% of Washington's electricity retail sales in 2020.⁴² The commercial sector accounted for more than 30%, and industrial sector sales were slightly more than 25%

Washington's Energy Independence Act was enacted in 2006, established a renewable portfolio standard (RPS) and an energy efficiency resource standard (EERS). The law requires that by 2045, 100% of the electricity sold to in-state customers must come from renewable or non-emitting sources.⁷⁵

We already have ample renewable resources for generating more electricity than our state needs from the many dams already in existence in Washington State. There is not new environmental impact or long-term storage problems to use our existing hydroelectric power. Residential wind turbines are not necessary in our county.

Thank you.

Sources: <https://www.eia.gov/state/analysis.php?sid=>

Jennifer Rogers

From: Ellen Bynum <skye@cnw.com>
Sent: Tuesday, November 8, 2022 2:18 PM
To: PDS comments
Subject: FOOSC comments on 2022 Proposed Comprehensive Plan Amendments

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November 8, 2022

Planning Commission Members:

Thank you for the opportunity to comment on the proposed 2022 Comprehensive Plan amendments. The amendment process is fundamental to the Growth Management Act (GMA) and allows elected officials, county staff and the public opportunity to evaluate proposals using the standards created by the WA State Legislature. Local cities, towns and counties' plans are created in compliance with these standards and consider subsequent appeals decisions or judgements in that process.

Citizen Initiated:

LR22-01 Small Scale Recreation & Tourism Rezone - do not approve.

Limited Areas of More Intense Rural Development (LAMIRDs) were included in the GMA to recognize existing areas of rural business(es) and more dense development in rural areas. The designation required the boundaries to be fixed to those that existed on July 1, 1990 to prevent rural sprawl outside cities, towns and urban growth areas. Legislative amendments effective March 30, 2022 added criteria for creating new commercial/industrial LAMIRDs and the original criteria and language remain in the GMA.

One Growth Management Hearings Board decision states: "LAMIRDs are intended to be a one-time recognition of existing, more intensively developed areas and uses and are not intended to be used continuously to meet needs (real or perceived) for additional commercial and industrial lands. *People for a Liveable Community et al. v. Jefferson County* 03-2-0009c (FDO, 8-22-03)." Please consult the Digest and additional Hearings Boards decisions for additional reasons to deny this proposed re-zone.

Some 70,740 acres zoned Rural Reserve in the first Comprehensive Plan were not and are not considered LAMIRDs because of the low density of development. The Bertlesen Farms properties are all zoned Rural Reserve and therefore ineligible for consideration as a LAMIRD.

The proposal does not contain a water, septic or stormwater plan and Skagit County PUD#1 has nothing in its plans to extend service to the proponents. The concurrency requirements of the GMA, specifically noted in the 2022 changes to the LAMIRD section are not met.

There are 673 acres of Rural Commercial/Industrial lands in various zones. Two are Small Scale Recreation & Tourism (SSRT) zones in Skagit County (a total of 21 acres) and the original Clark's Cabins which was rezoned later. The SRT criteria linked the zoning to a natural feature - the Skagit River. The requested zoning change is not located near a similar feature.

The proposed Bertlesen development is not small scale (69 acres) and does not fit the criteria required under GMA for siting new commercial/industrial LAMIRDs.

Please review the current Chapter 365-196 WAC GROWTH MANAGEMENT ACT—PROCEDURAL CRITERIA FOR ADOPTING COMPREHENSIVE PLANS AND DEVELOPMENT REGULATIONS which among other criteris outlines types of LAMIRDs.

Type 1 LAMIRDs have an established logical boundary established when the county became subject to the planning act requirements of the Growth Management Act, in most counties as of July 1, 1990.

Type 2 LAMIRDs - Small-scale recreational uses allowed in rural areas have limited public services, do not permit low-density sprawl and can be allowed as conditional uses if they are small in scale, consistent with rural character, rely on a rural location or natural setting, do not include new residential development, do not require services beyond what is available in the rural area and are operationally compatible with surrounding natural resource-based industries.

Type 3 - LAMIRDs - Small-scale businesses and cottage industries not principally designed to serve the existing and projected rural population and nonresidential uses, but do provide job opportunities for rural residents....as long as the new small-scale business conforms to the rural character

of the area and any public services and facilities must be limited to those necessary to serve the isolated nonresidential use and does not permit low-density sprawl.

In addition, Type 3 must be isolated, both from urban areas and from each other, be small in scale, consistent with rural character, do not include new residential development, do not require public services and facilities beyond what is available in the rural area and are operationally compatible with surrounding resource-based industries.

Additional concerns:

The SSRT zoning considers all of the parcels as whole project. The Skagit County Code 14.16.130 Small Scale Recreation and Tourism (SSRT), limits the size of the two permitted retail structures in SSRTs to 3,000 sq. ft. and 1,500 sq. ft. for accessory structures. The existing associated winery building is over 4,000 sq. ft.

The 1996 appeal of the Berlesen's proposed golf course and over 100 homes was denied after the County Commissioners had approved the project.

We cannot support a proposal which does not comply with GMA or the Skagit County Comprehensive Plan, policies or codes to prevent rural sprawl and conserve resource and other rural lands.

We request the Planning Commission recommends to the Board of County Commissioners to NOT APPROVE the Bertelsen Farms proposed re-zone.

County-Initiated - Comprehensive Plan or Code

C22-1 Wind Turbine Use Amendment - defer until an update wind study is completed and reviewed through the public planning process and the County has coordinated with cities/towns on this issue, especially in the UGAs.

C21-3 Guemes Island Overlay Side Setback Amendment - do not approve. The GIPAC sub-area plan is adopted and compliant with GMA and deals with these issues in an island environment.

C22-4 Economic Development Plan Amendment - approve with a caveat that we assume Skagit County public facilities have no other mechanism than this change to receive Department of Commerce funding.

C22-5 Seawater Intrusion Areas Amendment - approve with a caveat that the criteria for hiring the consultant to include a requirement for having experience with island environments and planning.

Should you have questions or need additional information, please feel free to contact us.

Thanks very much,
Ellen

Ellen Bynum, Executive Director
Friends of Skagit County
PO Box 2632 (mailing)
419 S. Main St., #207
Mount Vernon, WA 98273-2632
360-419-0988; friends@fidalgo.net
www.friendsofskogitcounty.org

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Jennifer Rogers

From: Judy Billings <judybillings90@gmail.com>
Sent: Thursday, November 10, 2022 12:22 PM
To: PDS comments
Subject: LR22-01, C22-1. C22-3

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Attn. Skagit County Planning Commission

I am responding to the three proposals as follows:

LR22-01 Small Scale Recreation and Tourism Rezone.....please APPROVE.

C22-1 Wind Turbines Use Amendment.....please vote NO.

c22-3 Guenes Island Overlay Side Setback Amendment.....please APPROVE.

Thank you,

Judy Billings
14455 Gibraltar Road
Anacortes, Wash. 98221

Jennifer Rogers

From: tom flanagan <tomflanagan1@comcast.net>
Sent: Wednesday, November 9, 2022 4:24 PM
To: PDS comments
Subject: comments on amendments

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Comments are submitted on two amendments:

C22-5 Seawater Intrusion Areas Amendment

Salt water intrusion in wells has become a major issue for Guemes islanders and likely for others in “saltwater intrusion areas.” it is only going to increase if new wells continue to be permitted without oversight. As a health issue the County has a responsibility to assure potable water for residents. This amendment, allowing the County to contract with a licensed hydrogeologist, is a step in the right direction.

C21-3 Guemes Island Overlay Side Setback Amendment

Much effort, by a wide variety of Guemes Islanders, was put into drafting of the Guemes Island Overlay. In 2016, the County codified it, supportive of the intent to maintain the rural character of the island, definitely a unique Critical area. Larger homes will stress the already threatened aquifer, fire-fighting capabilities may more easily be overwhelmed, and more dense housing will have a negative impact on the island’s rural character and landscape. It is asked that the current building overlay be maintained to ensure a sustainable future for the island.

Thank you,
Kathleen Lorence-Flanagan
2005 10th St.
Anacortes, WA 98221

Jennifer Rogers

From: neamccord@aol.com
Sent: Thursday, November 10, 2022 11:36 AM
To: PDS comments
Subject: Fw: Comments needed for Planning Commission proposals before end of day 11/10/22

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Dear COMMISSIONERS: Sometimes these proposals are a little confusing. I already sent in a denial on the Guemes petition - IN ERROR - SEE CORRECTION IN RED BELOW. Thank you. Best, Linnea

----- Forwarded Message -----

From: neamccord@aol.com <neamccord@aol.com>
To: pdscomments@co.skagit.wa.us <pdscomments@co.skagit.wa.us>
Cc: Linnea McCord <neamccord@aol.com>
Sent: Thursday, November 10, 2022 at 11:18:30 AM PST
Subject: Fw: Comments needed for Planning Commission proposals before end of day 11/10/22

"My name is Linnea McCord, I live at 6478 Bayview in Anacortes.

LR22-01 Small Scale Recreation & Tourism Rezone: ***I SUPPORT THIS PROPOSAL. The opposition to this proposal isn't affected by this, nor does it do any harm to the agricultural land in that area of expansion.***

C22-1 Wind Turbine Use Amendment ***THIS PROPOSAL MUST BE DENIED.***

There isn't enough wind in the county. Windmills are toxic, hazardous and expensive. Where such NEW GREEN DEAL type proposals have already been implemented, it has led to some disastrous consequences. Implementing such a plan in Skagit County is a terrible idea and must be denied.

C22-3 Guemes Island Overlay Side Setback Amendment

CORRECTION: THIS WAS CONFUSING. This amendment is to FIX THE OVERREACH OF THE OVERLAY SIDE SETBACK AMENDMENT AND IT SHOULD BE APPROVED. Therefore the Petition should be approved, NOT DENIED (as I had said earlier).

This proposal is unfair to other property owners who have every right to use their own private property just as those on Guemes Island have already done for themselves on their own property. Looks like those who already have want they want wish to stop others from enjoying the same property rights they have given themselves.

Thank you. Sincerely, Linnea

Jennifer Rogers

From: susan bergeson <susanmarieb@hotmail.com>
Sent: Thursday, November 10, 2022 9:01 AM
To: PDS comments
Subject: Planning Commission Proposals

CAUTION: This email originated from an external email address. Do not click links or open attachments unless you recognize the sender, you are expecting this email and attachments, and you know the content is safe.

Please do not approve C22-1 Wind Turbine Amendment. The wind turbines are not good for the environment, birds and Skagit county.

Please do not approve C22-3 Guemes Island Overlay

Please do approve LR22-01 Small Scale Recreation & Tourism Rezone. This will be good for the Skagit county tourism and the economy .

Thanks,

Susan Bergeson

Sent from [Outlook](#)