



# Planning & Development Services

1800 Continental Place ▪ Mount Vernon, Washington 98273  
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## Public Comments on 2024 Docket

Count	Name	Comment Method	Date Received
<b>L24-02 Bayview Ridge Light Industrial Buffer Amendments</b>			
1	Linda Chambers	Email	10/10/2024
2	Chris Eisses	Email	10/11/2024
3	Susan Krienen	Email	10/12/2024
4	Barbara Burnette	Email	10/14/2024
5	Donald & Sharon Tapley	Email	10/15/2024
6	Denise Von Pressentin	Mail	10/21/2024
7	Paula Wilson	Mail	10/21/2024
8	Don & Brenda Eucker	Email	10/22/2024
9	Jon Sitkin	Email	10/22/2024
10	Melissa Kempfe	Mail	10/23/2024
11	Susan Chiabai	Mail	10/23/2024
12	Kristen Stubben	Mail	10/23/2024
13	Marie Henry	Mail	10/23/2024
14	Phyllis Howard	Mail	10/23/2024
15	Michael & Shirley Ziegler	Mail	10/23/2024
16	John Hoover	Mail	10/23/2024
17	Deena Almvig	Mail	10/23/2024
18	David & Carol Bratton	Mail	10/23/2024
19	Anthony Wisdom	Mail	10/23/2024
20	Don Eucker	Mail	10/23/2024
21	Kathleen Miller	Mail	10/23/2024
22	Ken Lee	Mail	10/23/2024
23	Judith Anne Mieraeske	Mail	10/23/2024
24	Sean Robbins	Mail	10/23/2024
25	Steven & Michelle Roessel	Mail	10/23/2024
26	Tim Loving & Tracy Compton	Mail	10/23/2024
27	Donald & Kathy Andersen	Mail	10/23/2024
28	Jaime Espinoza	Mail	10/23/2024
29	Barbara Broton	Mail	10/23/2024
30	Stephanie Rasco	Mail	10/23/2024
31	Katherine Joan VanZon	Mail	10/23/2024
32	Keather Poizin	Mail	10/23/2024

33	Traci Cypher	Mail	10/23/2024
34	Don Acuff	Mail	10/23/2024
35	Monique Boe	Mail	10/23/2024
36	Thirza Marlene Knutsen	Mail	10/23/2024
37	Phillip Siemens	Mail	10/23/2024
38	Vicki Matthews	Mail	10/25/2024
39	John and Kristen Tuttle	Email	10/25/2024
40	Michelle March	Mail	10/28/2024
41	Gary Helm	Mail	10/28/2024
42	Nikole Knauft	Mail	10/28/2024
43	Kirk Brownell	Email	10/28/2024
44	Renee Ragon	Email	10/29/2024
45	Chris Eisses	Mail	10/29/2024
46	John Tuttle	Email	10/30/2024
47	Barbara Burnette	Email	10/30/2024
48	Marc Abarcus	Email	10/31/2024
<b>Comments on Multiple Petitions</b>			
49	Port of Skagit (Heather Rogerson)	Email	10/31/2024
50	Friends of Skagit County (Ellen Bynum)	Email	10/29/2024

**Robby Eckroth**

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**From:** Linda Chambers <llchambers@comcast.net>  
**Sent:** Thursday, October 10, 2024 1:49 PM  
**To:** PDS comments  
**Subject:** LR24-02 Bayview Ridge Light Industrial Buffer and Landscaping Amendment Public Comment for Code Amendments and SEPA Checklist

October 10, 2024

SENT BY EMAIL: pdscomments@co.skagit.wa.us

Robby Eckroth, AICP – Senior Planner

Skagit County Department of Planning and Development Services

1800 Continental Place

Mount Vernon, WA 98273

RE: LR24-02 Bayview Ridge Light Industrial Buffer and Landscaping Amendment Public Comment for Code Amendments and SEPA Checklist

Mr. Eckroth:

We are providing the below public comment to be on the official record opposing the proposed code amendments for the Bayview Ridge Light Industrial zoning. The code amendments are a clear reach by the applicant to gain land value at the expense of the neighboring residential property owners. The SEPA DNS and associated checklist, although being presented as legislative in nature, is not as it creates environmental conditions for light, air, and noise that have no prescriptive goals that must be met. To associate landscaping with noise control is a brazen error in code language. Also, since this code is very specific to this area and no other areas of the County, the code can be prescriptive in nature and not wait for a project action to drive the neighbors into appeals and hearings. Because of this, Jack Moore, as the Director and lead responsible for the determination has erred and we demand that a new SEPA MDNS be issued requiring the code to be modified with prescriptive requirements.

We purchased our property in 1996, built a new home, and moved in 1998. From 1996 to now, we have paid \$133,082 in property taxes, along with many permitting fees when building. Our home on 11684 Sunrise Lane Burlington, paid for in full, is something we worked hard for and now retired would like to know that Skagit County is protecting us as much as a single landowner wanting to change the zoning codes to get more money – “a single landowner”. Allowing Mr. Bouslog to reduce the buffer on a property that has already benefitted from rezoning from a less intense use to a more intense use is a violation of our trust in the Planning and Development office to do what’s best for its citizens.

The proposed 2024 Amendments to Title 14-Unified Development Codes do not adequately address the issues below.

14.16.180(7)(a): Maintain a 250-foot buffer for trucks loading operations and maneuvering areas. We are already able to hear forklifts and trucks at the existing industrial sites at 2150 feet to the SW. Having this within 100 feet will make it unbearable. Regardless of the buffer, the language also needs to be amended to state, “loading areas or operations of noise-making vehicles and equipment with back-up alarms, air brake releases, refrigeration trailers, hydraulic hose operation, and similar noise-making operations”. Truck docks need to be fully screened with a masonry wall and docks shall utilize cushions at the roll-up doors to prevent noise from escaping docks. Do not allow trucks to idle in the docks or while waiting outside the dock area. Any operational or loading areas located along or within 250-feet of BR-R or RRv zones must show compliance with SCC 9.50.

14.16.180(7)(c): Outdoor lighting needs to be restricted to 0 foot-candles within 50 feet of the property line and down-directed lights utilized to eliminate glare. The county must require a photometric

analysis that accounts for topography when selecting light head heights and/or restrict the heights to 25 feet.

14.16.180(7)(d): Mechanical equipment shall be enclosed or blocked from view by a 100% site-obscuring wall or enclosure. Any equipment located along or within 250 feet of BR-R or RRv zones must show compliance with SCC 9.50.

14.16.180(7)(e): Equipment or vents that generate noise or air emissions shall meet 14.16.180(7)(d) . Any equipment located along or within 250-feet of BR-R or RRv zones must show compliance with SCC 9.50 and all State and County emissions standards.

14.16.830(4)(f)(iii)(A) and (B): Plantings need to meet diameter breast height (dbh) or gallon sizes that are typical standards at nurseries. A six-foot tree is around a 1.5" dbh where the industry standard requirement is 2.5". Will the County require bonding to ensure the 80% is met and at what height? If the buildings are 35' tall, this will be impossible to meet so why have a standard that's impossible to meet? It should also be noted here that conifer trees deflect noise due to their higher bottom canopies so a mix of deciduous and conifer is ideal. Why not allow for a berm to be added in addition to the planting and fence?

14.16.830(4)(f)(iii)(C): Remove the wood fence and black vinyl-coated fence with slats as these are not long-term successful design items. The fence should be positioned to be on a berm to add to the site's obscuring characteristics.

STORMWATER – Has the County reviewed the overall basin plan and how this affects the County's MS4 system including flooding due to flood gates and high tides? The Bayview Ridge area has high groundwater with artesian wells that provide for constant groundwater flows 365 days a year and this is surely going to have an adverse effect. A basin analysis and flooding analysis must be performed under this SEPA determination.

UTILITIES – It's our understanding the Port has already begun infrastructure improvements to the eastern port properties in the light industrial zone. Did these projects go through a SEPA and if so, where was the notice? Please send us a copy of the SEPA and associated public notice.

TRAFFIC – With an increase in buildable area, what impacts on the number of trips and what damage to the roadways will occur? Has the County reviewed intersection safety for pedestrians and vehicles as part of its long-range planning requirements? What are the impacts to the neighboring arterials and highways? The SEPA doesn't take that into account and should not even be under a legislative action since this is so specific to a local zone. We have been told before that big trucks will not be on Peterson but that is not the case, they are a constant on Peterson Rd, and at certain times of the day it is hard to even get out of Sunrise Lane and it is not safe to walk on Peterson Rd. Require added sidewalks and a landscape buffer. Add street lighting.

We support growth, this brings jobs to our area, but it needs to be done while also protecting those already established and having paid their way with hard-earned dollars. We are asking that you take into consideration our concerns and ask for further review of the code amendments.

This is now a public comment record by:

Richard & Linda Chambers

11684 Sunrise Lane

Burlington WA 8233

Email: llchambers@comcast.net

Signature on file with Skagit County voting records

Linda L Chambers

R. F. Chambers



October 10, 2025

Skagit County Planning and Development Services  
Skagit County Commissioners  
Skagit County Planning Commission



RE: LR 24-02 Bayview Ridge Light Industrial Buffer Requirement Reduction

Thank you for allowing me the opportunity to comment on the proposal above related to a reduction of existing buffers outlined in LR 24-02.

As a 52-year resident born and raised in Skagit County, I am uncertain if I have ever attempted to involve myself or offer an opinion on any Skagit County legislation or proposal. However, after recently learning of LR 24-02, I am compelled to share my strong objection to the proposed buffer reduction. I believe your approval of this reduction will negatively affect my quality of life, my family's mental health and my property value.

My primary residence is located at 11740 Sunrise Lane, Burlington. The property under consideration for reduction of buffers lies directly west and abuts my lot. My property consists of a single-family dwelling and a detached barn on 1.3-acre lot. My family is made up of my wife, two daughters and myself. We purchased this property in January of 2017 and look forward to calling this our home for many years to come.

In late 2016 while considering purchase of our home on Sunrise Lane, I visited the Skagit County Planning/Permit department to learn more about the property located directly west of me. While I cannot remember the name of the gentleman that helped me in the Permit office that day, he was extremely helpful and knowledgeable. I expressed concern about potentially buying our home which abuts light industrial property. While he acknowledged my concern, he pulled files on the property containing the existing buffer code and explained that the county had been quite thorough in their establishing of buffers on the parcel abutting my home. He made a point to reassure me the county had purposefully set buffers in place at my property line to minimize the impact future development would have on my quality of life. He reassured me that rules and regulations were in place that should not dissuade me from moving forward with our purchase. It is safe to say, LR 24-02 is a significant change to the existing buffer rules that I relied upon when purchasing my home. Reducing the buffers as proposed would have a significant negative impact on my family's quality of life. In fact, I believe we should be having a conversation that strengthens these buffers.

With regards my family mentioned above. My wife is a successful compliance officer in the banking industry who works from an office within our home. Her job is extremely stressful and her working days are generally 12 hours or more. My two daughters are graduates of the Burlington Edison School District and both were greatly impacted in a negative way while schools were closed during the COVID crisis. Without sharing too much personal detail, let me assure you that mental health is a topic in our household. Our property has been an invaluable tool in continuing to work on improved mental health for my family. As mentioned, my property includes a detached barn near the west property line. Surrounding the barn I have installed fruit trees and a vegetable/flower garden. The barn has been used as a quiet space for projects while the garden and fruit trees provide a respite to allow for relaxation and recharge from life's challenges. A reduction of the current buffer would put trucks, forklifts, lights, noise, etc. virtually on top

of our families' outdoor spaces. I fear the impact this would have on the mental health of my wife and daughters. Again, I believe we should be having a conversation that strengthens these buffers.

With respect to my property valuation. When we purchased our home in 2017, the Skagit County assessor assigned a TAV at \$678,400 which was more than we paid for the home. In any case, the TAV assigned today is \$1,129,900. Since 2017, we have paid \$69,695 in property taxes. I cannot begin to estimate the significant negative impact that the proposed reduction of the buffer requirements would have on the property values of myself and my neighbors.

In researching this topic, I read and/or viewed minutes and video recordings of planning meetings and asked questions of planning dept staff. It has been noted that the petitioner of this buffer change had been approached by potential buyers of his property who declined to proceed based on current buffers. I understand the petitioner believes that buffer reductions are necessary for the success of future projects on this parcel. Respectfully, this 112-acre parcel is a blank canvas that should accommodate any number of projects within current buffer boundaries. Maybe not however to the size and scope and wishes of the petitioner. While I am not anti-growth and recognize the positives the county and the petitioner would realize from developing this large parcel, it would seem that reduction of the buffers in the sole interest of the petitioner would be quite a significant injustice to the many residential property owners/residents that would needlessly suffer as a result of this proposed change. I believe there are well over 400 residential property owners located in Skagit Golf and Country Club, Bay Hill, Sunrise Lane and Kabalo Heights whose quality of life and property values will be significantly hurt by development on the petitioner's property. While development may be inevitable, it would seem rather dishonorable for the county to assist in maximizing the profit to a single landowner at the detriment to well over 400 tax paying property owners. On that vein, I have been told by county staff that this petitioner's request prompted them to revisit and clean up language in 14.16.180 Bayview Ridge Light Industrial zoning. I am also told that this is a unique parcel in the county as the only light industrial parcel that borders established residential. If the petitioner's request instigated the county to revisit this zoning, then it appears you have the opportunity to do things equitably for all. Current code 14.16.180,(6), (a)Setbacks,(ii &iii) indicate a 50 ft building setback to residential zoning. Planning dept proposes no change to this. Why? If county wishes to use this opportunity to revisit code, it should include a discussion of STRENGTHENING setbacks and buffers to protect the 400+ property owners already established.

In closing, I again thank you for considering my input on this matter. For the sake of all of these residential property owners' quality of life, mental health and property valuation, I respectfully ask you to make no changes that reduce the existing buffers solely to maximize profit of one single property owner. Rather you should consider strengthening regulations on this one unique parcel to the benefit of many established property owners whom have paid substantial property taxes for decades.

Thank you

Chris J Eisses  
11740 Sunrise Lane  
Burlington Wa 98233  
(360) 770-0754

**Robby Eckroth**

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**From:** Susan Krienen <sgkriene@hotmail.com>  
**Sent:** Saturday, October 12, 2024 3:07 PM  
**To:** PDS comments  
**Subject:** LR24-02 Bayview Ridge Light Industrial Buffer and Landscaping Amendment - Public Comment for Code Amendments and SEPA Checklist

SENT BY EMAIL: pdscomments@co.skagit.wa.us  
Robby Eckroth, AICP – Senior Planner  
Skagit County Department of Planning and Development Services  
1800 Continental Place  
Mount Vernon, WA 98273  
RE: LR24-02 Bayview Ridge Light Industrial Buffer and Landscaping Amendment  
Public Comment for Code Amendments and SEPA Checklist  
Mr. Eckroth:

Bayview Ridge Light Industrial area was designated an Urban Growth Area in 2004 which included a Concurrency requirement. This area is unique as it is the only area in Skagit County where Light Industrial shares a property line with residential zoning. Therefore, the code should not reflect what is common for other areas in Skagit County or for what is accepted in other Counties. The Skagit County Planning Code needs to be what is right for all of the residents of this area and not favor development over the quality of life that the residents have enjoyed and deserve. Development will bring jobs to our area, but it needs to be done while also protecting the quality of life already established and within the requirements that were envisioned when the UGA was established. Over time, there has been erosion of those requirements and these amendments are yet another erosion of the 2004 UGA Vision. One example was in the original UGA, a Community Center and Parks were part of the requirements. In 2014, an amendment was made to the Code to delete that requirement. I am asking that you take into consideration my concerns and ask for further review of these code amendments that you are considering.

I am providing the below public comment to be on the official record opposing the proposed code amendments for the Bayview Ridge Light Industrial zoning. The code amendments are not prescriptive enough in nature and will be difficult to enforce after the development is completed. My biggest concern is that without very specific requirements, the developers/business owners will each interpret the code to their benefit and not be consistent. Since this code is very specific to this area and no other areas of the County, the code can be prescriptive in nature and not wait for a project action to drive the neighbors into appeals and hearings.

The SEPA DNS and associated checklist, although being presented as legislative in nature, is not as it creates environmental conditions for light, air, and noise that have no prescriptive goals that must be met. It is my experience that engineering controls are required for noise abatement not passive controls like landscaping. I feel that a new SEPA MDNS should be issued requiring the code to be modified with prescriptive requirements.

The proposed 2024 Amendments to Title 14-Unified Development Codes do not adequately address the issues below.

14.16.180(7)(a): Maintain a 250-foot buffer for trucks loading operations and maneuvering areas. The language also needs to be amended to state, "loading areas or operations of noise-making vehicles

and equipment with back-up alarms, air brake releases, refrigeration trailers, hydraulic hose operation, and similar noise-making operations". Truck docks need to be fully screened with a masonry wall and docks shall utilize cushions at the roll-up doors to prevent noise from escaping docks. Trucks will not be allowed to idle in the docks or while waiting outside the dock area. Any operational or loading areas located along or within 250-feet of BR-R or RRv zones must show compliance with SCC 9.50.

14.16.180(7)(c): Outdoor lighting needs to be restricted to 0 foot-candles within 50 feet of the property line and down-directed lights utilized to eliminate glare. The county must require a photometric analysis that accounts for topography when selecting light head heights and/or restrict the heights to 25 feet.

14.16.180(7)(d): Mechanical equipment shall be enclosed or blocked from view by a 100% site-obscuring wall or enclosure. Any equipment located along or within 250 feet of BR-R or RRv zones must show compliance with SCC 9.50.

14.16.180(7)(e): Equipment or vents that generate noise or air emissions shall meet 14.16.180(7)(d) . Any equipment located along or within 250-feet of BR-R or RRv zones must show compliance with SCC 9.50 and all State and County emissions standards.

14.16.830(4)(f)(iii)(A) and (B): Plantings need to meet diameter breast height (dbh) or gallon sizes that are typical standards at nurseries. A six-foot tree is around a 1.5" dbh where the industry standard requirement is 2.5". Will the County require bonding to ensure the 80% is met and at what height? It should also be noted here that conifer trees deflect noise due to their higher bottom canopies so a mix of deciduous and conifer is ideal. Why not allow for a berm to be added in addition to the planting and fence?

14.16.830(4)(f)(iii)(C): Remove the wood fence and black vinyl-coated fence with slats as these are not long-term successful design items. The fence should be positioned to be on a berm to add to the site's obscuring characteristics.

STORMWATER – Has the County reviewed the overall basin plan and how this affects the County's MS4 system including flooding due to flood gates and high tides? The Bayview Ridge area has high groundwater with artesian wells that provide for constant groundwater flows 365 days a year and this is surely going to have an adverse effect. A basin analysis and flooding analysis must be performed under this SEPA determination.

UTILITIES – I am aware that the Port has already begun infrastructure improvements to the eastern port properties in the light industrial zone and have reviewed their SEPA. What was the Public Notice process for that SEPA?.

TRAFFIC – With an increase in buildable area, what impacts on the number of trips and what damage to the roadways will occur? Has the County reviewed intersection safety for pedestrians and vehicles as part of its long-range planning requirements? What are the impacts to the neighboring arterials and highways? The SEPA doesn't take that into account and should not even be under a legislative action since this is so specific to a local zone. It was a requirement for the Amazon project that Commercial vehicles will not drive on Peterson. Erosion of this requirement is a daily occurrence and who is tasked with enforcing it? At certain times of the day, it is hard to get out of Bayhill Drive and it is not safe to walk on Peterson Rd. Require added sidewalks and a landscape buffer. Add street lighting.

I support economic growth which brings jobs to our area, but it needs to be done while also protecting those homeowners that are already established and have paid significant property taxes. I have lived in my home adjacent the UGA for 18 years and plan to live here for many more. I am asking that you take into consideration my concerns and ask for further review of the code amendments.

This is now a public comment record by:

Susan G Krienen on behalf of

Susan G Krienen Revocable Living Trust

Susan G Krienen and Oswald J Norris, Trustees

12225 Bayhill Drive

Burlington WA 98233  
Email: sgkriene@hotmail.com  
Signature on file with Skagit County voting records  
Susan G Krienen

Mr. Robby Eckroth  
Senior Planner  
Planning and Development Services  
1800 Continental Place  
Mount Vernon, WA 98273  
[pdscomments@co.skagit.wa.us](mailto:pdscomments@co.skagit.wa.us)



Re: Comments on Skagit County's 2024 Docket of Proposed Policy, Code, and Map Amendments

Dear Mr. Eckroth,

I am writing in response to the Skagit County's 2024 Docket of Proposed Policy, Code, and Map Amendments. As a homeowner in our Bayhill Village community of 104 homes, I would like to express my deep concern regarding the potential implications of the proposed amendments.

These proposed code changes could lead to increased congestion and potentially hazardous conditions on our streets, compromising the quality of life for our residents and the preservation our community.

Our current codes are essential for maintaining value and safety for all residents, not just a sole property owner.

These code amendments will result in a lower standard of home living and have an extremely negative impact including but not limited to:

- o Lower Resale Values for all homes in our Bayhill Village.
- o Security issues with exposed areas for increased criminal access to our backyards.
- o Heavy Light Pollution with all the building and exterior lights added.
- o Increased Noise generated from business and after-hours deliveries.
- o Increased traffic at Peterson Road and Bayhill Drive.
- o Reduction of trees and mature screening of vegetation which Bayhill Village enjoys.
- o Reduction of Habitat for native animals and eagles.

I respectfully request that the planning department conduct a thorough review of the associated impacts these proposals may have on our community. It is essential to consider not only statutory compliance but also the practical consequences of policy changes on the residents who have invested their lives and resources into their homes in Bayhill Village.

I understand that growth and development are vital for our county's future, but I urge you to take these concerns into serious consideration. Protecting our neighborhood's character and functional infrastructure should take precedence in the decision-making process.

Thank you for the opportunity to voice my concerns. I hope to engage in further discussions with your office to better understand the pending proposals and to work collaboratively towards a solution that respects the needs of our community.

Sincerely,  
Barbara Burnette  
12254 Bayhill Dr  
Burlington, WA 98233  
baburnette@comcast.net

## **Robby Eckroth**

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**From:** Linda Chambers <llchambers@comcast.net>  
**Sent:** Tuesday, October 15, 2024 1:19 PM  
**To:** PDS comments  
**Cc:** katspaw@comcast.net  
**Subject:** Fwd: Re: Subject: LR24-02 Bayview Ridge Light Industrial Buffer and Landscaping Amendment Public Comment for Code Amendments and SEPA

I have been asked to send "for the public record" on behalf of Donald and Sharon Tapley at 11810 Sunrise Lane, I have copied them.  
Linda Chambers

October 15, 2025

EMAIL: [pdscomments@co.skagit.wa.us](mailto:pdscomments@co.skagit.wa.us)

Comment #5

Robby Eckroth, AICP – Senior Planner  
Skagit County Department of Planning and Development Services  
1800 Continental Place  
Mount Vernon, WA 98273

RE: LR24-02 Bayview Ridge Light Industrial Buffer and Landscaping Amendment Public Comment for Code Amendments and SEPA Checklist

Mr. Eckroth and to all concerned:

Opposing the proposed 2024 Amendments to Title 14-Unified Development Code.

This is our public comment to be considered "public record" on the Bayview Ridge Proposed Amendments. If you could consider personal residences in our valley, the concerns we have going forward versus one person making negative changes all to raise even more money. We have a large group of homeowners in our area who oppose the proposed changes and would appreciate your time reviewing them. We are not opposed to growth but feel we should have a say in the value of our property, and the quality of life we've worked hard to have.

We ask that you specify "in writing" defining code to protect our property in:

Noise, traffic, lighting, stormwater, and odor in the amendments which now, do not specify the protections leaving the residents to fight each time a new business comes into the area.

We feel strongly that as established residents since 1990, paying hundreds of thousands of dollars in property taxes and permits, you value and respect our property in your decisions going forward. We ask Mr. Wesen, all County planners to "listen to all" not just a single landowner.

In closing, we thank you for considering our input. For the sake of all of these residential property owners' quality of life, mental health, and property valuation, we respectfully ask you to make no changes that reduce the existing buffers solely to maximize the profit of one single property owner. Rather we hope you will consider strengthening regulations on this one unique parcel to the benefit of many established property owners who have paid substantial property taxes for decades.

Respectfully

Donald and Sharon Tapley. .

11810 Sunrise Lane

Donald and Sharon Tapley,

our signatures are on file with Skagit County





October 9, 2024

Mr. Robby Eckroth, Senior Planner  
 Planning and Development Services  
 1800 Continental Place  
 Mount Vernon, WA 98273  
[pdscomments@co.skagit.wa.us](mailto:pdscomments@co.skagit.wa.us)

**RECEIVED**

**OCT 21 2024**

**SKAGIT COUNTY  
 PDS**

**Re: Skagit County's 2024 Docket of Proposed Policy, Code, and Map Amendments  
 Comments from the Bayhill Village HOA Community**

As a homeowner in the Bayhill Village HOA Community, I/We are very concerned about the above-referenced amendments, a determination of non-significance from County staff, and the negative impacts they represent to our community of 104 homes. Comments below are arranged according to sections of County development code proposed for amendment.

**14.16.180 Bayview Ridge Light Industrial (BR-LI)**

- ✎ **Subsection 7:** The immediate focus is to maintain the current loading area buffer of 250 feet, and not reduce this buffer width near established single-family homes in the Bayhill Village HOA Community.
- ✎ **Subsection 7(a) Loading Areas:** Reducing loading zone buffers would allow truck emissions closer to our neighborhood degrading our air quality. Any reduction to the 250-foot buffer will directly impact Bayhill Village homes. Loading areas should not be allowed within 100 feet of the zoning boundary, whether on the opposite side of a building or not.
- ✎ Separately, the currently codified 50-foot building setback should be expanded to 100 feet; as it is contrarian to the 100-foot landscape buffer found within plans of other active County permit applications within the Bay Ridge light industrial zone. How can a 50-foot "building setback" occur within a 100-foot "landscaping buffer"? You can't have both.
- ✎ **Subsection 7(b) Building Height:** The maximum 35-foot building height should be reduced within 100 feet of a zoning boundary. Multi-story buildings have already been constructed in this zone, are visually obtrusive, and will be if constructed near residences.
- Subsection 7(c):** Outdoor lighting must be fully cut-off unless located on the opposite side of a light industrial building.
- ✎ **Subsections 7(d) and 7(e):** Mechanical equipment located within 100 feet of a residential zone should be architecturally screened and should include noise damping features to reduce noise pollution into residential zones.

**14.16.830 Landscaping requirements**

- ✓ Subsection 4(f)(iii)(A) Landscape Width: Planting and screening widths should be expanded from 30 feet to 50 feet and should be continuous in width.
- ✓ It should be codified at what level a sight obscuring determination is made; whether from ground level or from the first or second story of a residence.
- ✓ Subsection 4(f)(iii)(B)(V): Landscaping must be located within the first 50 feet of the property boundary. However, if an existing easement or future easement, is present and falls within those 50 feet, then the easement line furthest from the property boundary will serve as the starting point of a 50-foot landscaping width.
- ✓ Subsection 4(f)(iii)(C): Plantings must provide year-round screening.
- ✓ Subsection 4(f)(iii)(C)(I): Fences shall be site obscuring and shall ensure security to residential properties. Fencing shall be constructed so no gaps remain allowing unauthorized access or usage.
- ✓ Fencing or wall options must be approved by each property owner having a fence or wall installed along the edge of their property.

Development within the BR-LI zone will result in negative impacts above those detailed within these development code amendments. They will cause a lower standard of home living and will impact our residential community in the following NEGATIVE WAYS:

- ✓ Lower Resale Values for all homes in the Bayhill HOA.
- ✓ Exposed Areas provide increased criminal access to backyards in the Bayhill HOA.
- ✓ Increased Noise from business operations and after-hour deliveries, loading/unloading.
- ✓ Increased Traffic at the Peterson Road/Bayhill Drive and many other intersections.
- ✓ Reduction of Trees and mature vegetation screening the Bayhill Village HOA enjoys.
- ✓ Reduction in Habitat for native animals, forcing them to move into the Bayhill HOA neighborhood scavenging for food.
- ✓ Increased Taxes to support increases in demand for County Fire, Medical, and Police.

Sincerely,

Denise von Pressentin

Signature

Denise von Pressentin

Printed Name

denise.von.pressentin@outlook.com

Email Address

12119 Bayhill Drive

Home Address Burlington, VA 98233

Signature

Printed Name

October 16, 2024

From:  
Paula Wilson  
11664 Sunrise Lane  
Burlington WA 98233

**RECEIVED**

OCT 21 2024

SKAGIT COUNTY  
PDS

To: Robby Eckroth, AICP – Senior Planner  
Skagit County Department of Planning and Development Services  
1800 Continental Place  
Mount Vernon, WA 98273

**RE: LR24-02 Bayview Ridge Light Industrial Buffer and  
Landscaping Amendment Public Comment for Code Amendments and SEPA**

To Mr. Eckroth

*Below is my public comment to be “on the record” for opposition of the above LR24-02 Amendment*

As a concerned citizen and resident of Sunrise Lane of Burlington since 2012, I am concerned about the above amendments' failure to protect all of Sunrise Lane's tax-paying residents. My taxes continue to go up, so I am assuming you are listening to “my voice” along with that of Mr. Bouslog. I am opposing the amendments, the buffer of 100', it should stay at 250' to protect our quality of life on Sunrise Lane

You must step back and define how you will protect Sunrise Lane residents on the 1. Noise 2. Traffic. 3. Lighting 4. Odor and more, the amendments do not “in writing state, define” any of this. What is the plan for emergencies, I struggle with certain times of the day even getting on Peterson Rd, now worse with Amazon opened.

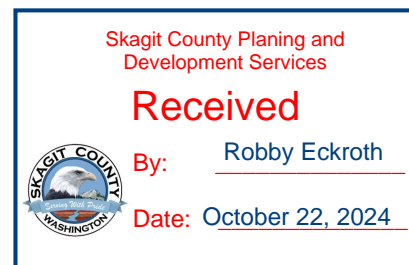
Thank you for your time and service to “all residents” who value their quality of life. I understand growth but it needs to be done with the responsibility of “all parties” not a single landowner hoping to make millions while devaluing the property on Sunrise Lane, Burlington.

Regards,  
Paula Wilson



11664 Sunrise Lane  
Burlington WA 98233

SENT BY EMAIL: [pdscomments@co.skagit.wa.us](mailto:pdscomments@co.skagit.wa.us)



Robby Eckroth, AICP – Senior Planner  
Skagit County Department of Planning and Development Services  
1800 Continental Place  
Mount Vernon, WA 98273

RE: LR24-02 Bayview Ridge Light Industrial Buffer and Landscaping Amendment  
Public Comment for Code Amendments and SEPA Checklist

Mr. Eckroth:

Bayview Ridge Light Industrial area was designated an Urban Growth Area in 2004 which included a Concurrency requirement. This area is unique as it is the only area in Skagit County where Light Industrial shares a property line with residential zoning. Therefore, the code should not reflect what is common for other areas in Skagit County or for what is accepted in other Counties. The Skagit County Planning Code needs to be what is right for all the residents of this area and not favor development over the quality of life that the residents have enjoyed and deserve. Development will bring jobs to our area, but it needs to be done while also protecting the quality of life already established and within the requirements that were envisioned when the UGA was established. Over time, there has been erosion of those requirements, and these amendments are yet another erosion of the 2004 UGA Vision. I am asking that you take into consideration my concerns and ask for further review of these code amendments that you are considering.

I am providing the below public comment to be on the official record opposing the proposed code amendments for the Bayview Ridge Light Industrial zoning. The code amendments are not prescriptive enough in nature and will be difficult to enforce after the development is completed. My biggest concern is that without extremely specific requirements, the developers/business owners will each interpret the code to their benefit and not be consistent. Since this code is designed for this development and no other areas of the County, the code can be prescriptive in nature and not wait for a project action to drive the neighbors into appeals and hearings.

The SEPA DNS and associated checklist, although being presented as legislative in nature, is not as it creates environmental conditions for light, air, and noise that have no prescriptive goals that must be met. It is my experience that engineering controls are required for noise abatement not passive controls like landscaping. I feel that a new SEPA MDNS should be issued requiring the code to be modified with prescriptive requirements.

The proposed 2024 Amendments to Title 14-Unified Development Codes do not adequately address the issues below.

14.16.180(7)(a): Maintain a 250-foot buffer for trucks loading operations and maneuvering areas. The language also needs to be amended to state, “loading areas or operations of noise-making vehicles and equipment with back-up alarms, air brake releases, refrigeration trailers, hydraulic hose operation, and similar noise-making operations.” Truck docks need to be fully screened with a masonry wall and docks shall utilize cushions at the roll-up doors to prevent noise from escaping docks. Trucks will not be allowed to idle in the docks or while waiting outside the dock area. Any operational or loading areas located along or within 250-feet of BR-R or RRv zones must show compliance with SCC 9.50.

14.16.180(7)(c): Outdoor lighting needs to be restricted to 0 foot-candles within 50 feet of the property line and down-directed lights utilized to eliminate glare. The county must require a photometric analysis that accounts for topography when selecting light head heights and/or restrict the heights to 25 feet.

14.16.180(7)(d): Mechanical equipment shall be enclosed or blocked from view by a 100% site-obscuring wall or enclosure. Any equipment located along or within 250 feet of BR-R or RRv zones must show compliance with SCC 9.50.

14.16.180(7)(e): Equipment or vents that generate noise or air emissions shall meet 14.16.180(7)(d) . Any equipment located along or within 250-feet of BR-R or RRv zones must show compliance with SCC 9.50 and all State and County emissions standards.

14.16.830(4)(f)(iii)(A) and (B): Plantings need to meet diameter breast height (dbh) or gallon sizes that are typical standards at nurseries. A six-foot tree is around a 1.5” dbh where the industry standard requirement is 2.5.” Will the County require bonding to ensure the 80% is met and at what height? It should also be noted here that conifer trees deflect noise due to their higher bottom canopies so a mix of deciduous and conifer is ideal. Why not allow for a berm to be added in addition to the planting and fence?

14.16.830(4)(f)(iii)(C): Remove the wood fence and black vinyl-coated fence with slats as these are not long-term successful design items. The fence should be positioned to be on a berm to add to the site's obscuring characteristics.

STORMWATER – Has the County reviewed the overall basin plan and how this affects the County’s MS4 system including flooding due to flood gates and high tides? The Bayview Ridge area has high groundwater with artesian wells that provide for constant groundwater flows 365 days a year and this is surely going to have an adverse effect. A basin analysis and flooding analysis must be performed under this SEPA determination. The wetland area behind my home is wet 6-7 months of the year and the water filling this area covers my back lot and the Olympic Pipeline easement during those months.

UTILITIES – I am aware that the Port has already begun infrastructure improvements to the eastern port properties in the light industrial zone and have reviewed their SEPA. What was the Public Notice process for that SEPA? No notice was ever received either by mail, email or public notice by any of the homeowners adjacent to the new development.

TRAFFIC – With an increase in buildable area, what impacts on the number of trips and what damage to the roadways will occur? Has the County reviewed intersection safety for pedestrians and vehicles as part of its long-range planning requirements? What are the impacts to the neighboring arterials and highways? The SEPA does not take that into account and should not even be under legislative action since this is so specific to a local zone. It was a requirement for the Amazon project that Commercial vehicles will not drive on Peterson. Erosion of this requirement is a daily occurrence and who is tasked with enforcing it? At certain times of the day, it is hard to get out of Bayhill Drive and it is not safe to walk on Peterson Rd. Require added sidewalks and a landscape buffer. Add street lighting. Stop Commercial traffic on Pederson Road.

I support economic growth and the jobs it brings to our area, but it needs to be done while also protecting those homeowners that are already established and have paid significant property taxes. I have lived in my home for 16 years and planned to live here for many more. I am asking that you take into consideration my concerns and ask for further review of the code amendments.

This is now a public comment record by:

Don and Brenda Eucker  
12265 Bayhill Drive  
Burlington WA 98233  
Email: don.eucker@comcast.net  
Phone: (360) 661-2016

Signature on file with Skagit County voting records  
Donald D. Eucker Jr and Brenda A. Eucker

Comment #9

October 22, 2024

**VIA REGULAR U.S. MAIL & EMAIL**

[pdscomments@co.skagit.wa.us](mailto:pdscomments@co.skagit.wa.us)

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



**RE: LR24-02 - Bayview Ridge Buffer Requirements and Landscape Requirements**

**Our Client: John Bouslog**

Commissioners:

The County Planning Staff has developed and proposed a compromise to our client's proposed amendments to the buffering requirements between loading areas in the Bayview Ridge Light Industrial (BR-LI) zone and adjacent residential zoned land, and the landscaping requirements for industrial development in the BR-LI abutting residential zoned land. Our client recognizes the value of compromise and supports this compromise proposal. The compromise proposal does achieve a more balanced and implementable buffering requirement that maintains the vitality of both the adjacent developed residential lands and the industrial land base in Skagit County. We agree with and support the findings of the County Planning Department as detailed in the staff's September 10, 2024 staff report to the Planning Commission.

With this support we ask that the Commission recommend approval even though the compromise does not address all of our client's concerns.

The County staff reviewed the buffering requirements in other counties that would apply between industrial lands and residential lands, all of which were substantially less than the 250' existing buffer requirements for the BR-LI zone.<sup>1</sup> The proposed 100' buffer from loading areas to residential zones is more consistent with other counties and would still provide a substantial enough buffer to mitigate noise and visual impacts with adequate landscaping.

The proposed compromise amendment includes more specific and implementable landscaping requirements between industrial development and adjacent residential lands.<sup>2</sup>

The area that we do not believe has been fairly addressed is the buffering of non-residential land uses in the BR-RV zone from the BR-LI lands. We see no reason why industrial lands should bear the burden of buffering manufacturing and warehouse uses located on BR-RV lands. The impact of industrial operations on adjacent single-family homes located in the BR-RV or BR-R zones are not the same as the impact on adjacent operations such as warehousing, manufacturing, or other commercial operations on BR-RV lands. Commercial, warehousing, and manufacturing operations on BR-LI lands should not have a different or more burdensome set of rules than those uses on BR-RV lands.

<sup>1</sup> See page 9 of County Staff Report, dated September 10, 2024.

<sup>2</sup> See page 9 of County Staff Report, dated September 10, 2024.

Presently, the design of the code unfairly shifts the obligation of mitigation of impacts of warehouse and manufacturing operations on BR-RV lands to the BR-LI lands.

For context, and as a reminder, our client, John Bouslog, owns approximately 135 acres of undeveloped land zoned BR-LI on the north side of Peterson Road (the "Bouslog Property"). His ownership begins approximately 600' east of Bay Ridge Drive and proceeds east nearly to Sunrise Lane. The Bouslog Property is essentially due north of the Port of Skagit Watershed Business Park (125 acres) on the adjoining south side of Peterson Road.

The Bouslog Property is bordered on the north side by industrial/manufacturing uses (Westland Distillery), which has 3 current storage buildings with plans for up to 10 buildings that are allowed in the BR-RV zone, but the Bouslog Property is still subject to the extraordinary 250' buffer. The Bouslog Property is bordered by existing rural reserve designated property to the east, where 7 homes exist, all with the residential structures located approximately 250' or more from the boundary with the BR-LI zone. The total impact of the BR-LI 250' buffer encumbers 56.42 acres on both sides of Peterson Road. The Bouslog Property, north of Peterson Road, has 33.29 acres total that are impacted. Reducing this to a 50' buffer would save 26.63 acres of industrial land on the Bouslog Property and would leave 6.66 acres encumbered in the buffer zone.

We ask that the County Planning Commission recommend approval of the proposed compromise developed by staff. And, if the Commission is so inclined, we are open to a modification that sets forth a different/lower buffer and landscape requirement between BR-LI land and BR-RV lands where existing warehouse, manufacturing, or other commercial operations exist.

Thank you.

Sincerely,

CSD ATTORNEYS AT LAW P.S.



Jon Sitkin

JS/kab

Cc: Client

Robby Eckroth, Skagit County Planning and Development Services ([reckroth@co.skagit.wa.us](mailto:reckroth@co.skagit.wa.us))

Jack Moore, Director, Planning and Development Services ([jmoore@co.skagit.wa.us](mailto:jmoore@co.skagit.wa.us))





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OCT 23 2024

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PDS

October 9, 2024

Mr. Robby Eckroth, Senior Planner  
 Planning and Development Services  
 1800 Continental Place  
 Mount Vernon, WA 98273  
[pdscomments@co.skagit.wa.us](mailto:pdscomments@co.skagit.wa.us)

**Re: Skagit County's 2024 Docket of Proposed Policy, Code, and Map Amendments  
 Comments from the Bayhill Village HOA Community**

As a homeowner in the Bayhill Village HOA Community, I/We are very concerned about the above-referenced amendments, a determination of non-significance from County staff, and the negative impacts they represent to our community of 104 homes. Comments below are arranged according to sections of County development code proposed for amendment.

**14.16.180 Bayview Ridge Light Industrial (BR-LI)**

- **Subsection 7:** The immediate focus is to maintain the current loading area buffer of 250 feet, and not reduce this buffer width near established single-family homes in the Bayhill Village HOA Community.
- **Subsection 7(a) Loading Areas:** Reducing loading zone buffers would allow truck emissions closer to our neighborhood degrading our air quality. Any reduction to the 250-foot buffer will directly impact Bayhill Village homes. Loading areas should not be allowed within 100 feet of the zoning boundary, whether on the opposite side of a building or not.

Separately, the currently codified 50-foot building setback should be expanded to 100 feet; as it is contrarian to the 100-foot landscape buffer found within plans of other active County permit applications within the Bay Ridge light industrial zone. How can a 50-foot "building setback" occur within a 100-foot "landscaping buffer"? You can't have both.

- **Subsection 7(b) Building Height:** The maximum 35-foot building height should be reduced within 100 feet of a zoning boundary. Multi-story buildings have already been constructed in this zone, are visually obtrusive, and will be if constructed near residences.

**Subsection 7(c):** Outdoor lighting must be fully cut-off unless located on the opposite side of a light industrial building.

- **Subsections 7(d) and 7(e):** Mechanical equipment located within 100 feet of a residential zone should be architecturally screened and should include noise damping features to reduce noise pollution into residential zones.

**14.16.830 Landscaping requirements**

- Subsection 4(f)(iii)(A) Landscape Width: Planting and screening widths should be expanded from 30 feet to 50 feet and should be continuous in width.

It should be codified at what level a sight obscuring determination is made; whether from ground level or from the first or second story of a residence.

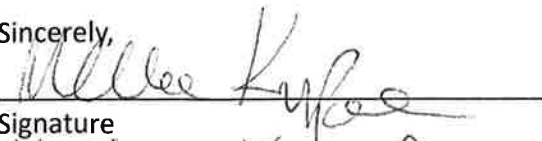
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- Subsection 4(f)(iii)(C): Plantings must provide year-round screening.
- Subsection 4(f)(iii)(C)(I): Fences shall be site obscuring and shall ensure security to residential properties. Fencing shall be constructed so no gaps remain allowing unauthorized access or usage.

Fencing or wall options must be approved by each property owner having a fence or wall installed along the edge of their property.


Development within the BR-LI zone will result in negative impacts above those detailed within these development code amendments. They will cause a lower standard of home living and will impact our residential community in the following NEGATIVE WAYS:

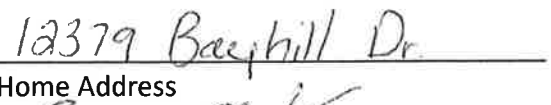
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Sincerely,

  
\_\_\_\_\_  
Signature

  
\_\_\_\_\_  
Printed Name

  
\_\_\_\_\_  
Email Address

  
\_\_\_\_\_  
Home Address

  
\_\_\_\_\_  
Signature

  
\_\_\_\_\_  
Printed Name



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Sincerely,

Susan Chiabai  
Signature

Susan Chiabai  
Printed Name

chiabai@comcast.net  
Email Address

12152 Bayhill Drive  
Home Address Burlington

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Printed Name



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Sincerely,

  
\_\_\_\_\_  
Signature

KRISTEN STUBBEN  
\_\_\_\_\_  
Printed Name

kstubben@comcast.net  
\_\_\_\_\_  
Email Address

12241 Bayhill Dr  
\_\_\_\_\_  
Home Address

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Printed Name



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Sincerely,

Maree Henry

Signature

Maree Henry

Printed Name

thehenry2x2@gmail.com

Email Address

12281 Bayhill Drive

Home Address

Signature

Printed Name





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Sincerely,

Signature

Printed Name

Email Address

*Phyllis Howard*  
 \_\_\_\_\_  
 Phyllis Howard  
 \_\_\_\_\_  
 phyj@comcast.net  
 \_\_\_\_\_

Home Address

Signature

Printed Name

*12089 Bayhill*  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_



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Mr. Robby Eckroth, Senior Planner  
Planning and Development Services  
1800 Continental Place  
Mount Vernon, WA 98273  
[pdscomments@co.skagit.wa.us](mailto:pdscomments@co.skagit.wa.us)

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Sincerely,

Michael Ziegler  
Signature

Michael Ziegler  
Printed Name

mziegler84@gmail.com  
Email Address

12272 Bayhill Dr  
Home Address

Shirley A Ziegler  
Signature

SHIRLEY A ZIEGLER  
Printed Name



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Sincerely,

John Hoover  
Signature

JOHN HOOVER  
Printed Name

\_\_\_\_\_  
Email Address

12083 SAINT ANDREWS CT  
Home Address

John Hoover  
Signature

JOHN HOOVER  
Printed Name



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Sincerely,

Deene Almqvist  
Signature

Deene Almqvist  
Printed Name

deeno49@comcast.net  
Email Address

12170 Bayhill Dr.  
Burlington WA 98233  
Home Address

Deene Almqvist  
Signature

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Sincerely,

  
\_\_\_\_\_  
Signature

Carol Bratton  
\_\_\_\_\_  
Printed Name

BRATTON01@comcast.net  
\_\_\_\_\_  
Email Address

12229 Bayhill Dr Building 404  
\_\_\_\_\_  
Home Address

Carol Bratton  
\_\_\_\_\_  
Signature

CAROL BRATTON  
\_\_\_\_\_  
Printed Name



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Signature

Anthony (Tony) Wisdom

Printed Name

\_\_\_\_\_  
Email Address

12314 Bayhill Dr.

Home Address

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Printed Name



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---

Signature

Don Eucker

Printed Name

don.eucker@comcast.net

Email Address

12265 Bayhill Drive

---

Home Address

---

Signature

---

Printed Name





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Sincerely,

Kathleen J. Miller  
 Signature  
Kathleen J. Miller  
 Printed Name  
jeanmike@yahoo.com  
 Email Address

12193 Bayhill Dr  
 Home Address  
Michael C. Miller  
 Signature  
Michael C. Miller  
 Printed Name





October 9, 2024

Mr. Robby Eckroth, Senior Planner  
 Planning and Development Services  
 1800 Continental Place  
 Mount Vernon, WA 98273  
[pdscomments@co.skagit.wa.us](mailto:pdscomments@co.skagit.wa.us)

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Signature

KEN LEE

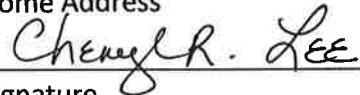
Printed Name

JUULL98273@GMAIL.COM

Email Address

12280 BAYHILL DR, BURLINGTON

Home Address



Signature

CHERYL LEE

Printed Name



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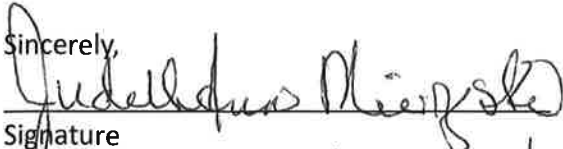


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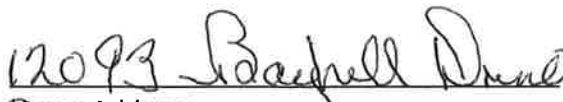
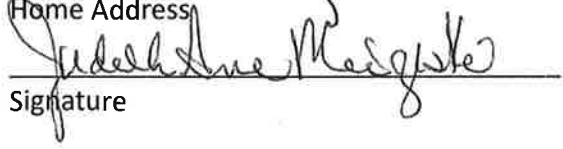
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\_\_\_\_\_  
Signature  
  
\_\_\_\_\_  
Printed Name  
  
\_\_\_\_\_  
Email Address

  
\_\_\_\_\_  
Home Address  
  
\_\_\_\_\_  
Signature  
\_\_\_\_\_  
Printed Name



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\_\_\_\_\_  
Signature

Sean Robbins  
\_\_\_\_\_  
Printed Name

Robbins, Sean M @, gmail.com  
\_\_\_\_\_  
Email Address

12371 Bayhill Drive  
\_\_\_\_\_  
Home Address

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Printed Name



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\_\_\_\_\_  
Signature

Steven Roessel  
\_\_\_\_\_  
Printed Name

roseymichelle@gmail.com  
\_\_\_\_\_  
Email Address

116642 Augusta Lane, Burlington  
\_\_\_\_\_  
Home Address

Michelle Roessel  
\_\_\_\_\_  
Signature

Michelle Roessel  
\_\_\_\_\_  
Printed Name





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Signature

Printed Name

Email Address

Tim Louing

timl@fidalgo.net

12230 Bay Hill Dr.  
Home Address

Signature

Printed Name

Tracy Compton

Tracy Compton



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Donald E. Andersen

Signature

DONALD E. ANDERSEN

Printed Name

dca6@comcast.net

Email Address

12171 BAYHILL DR, BURLINGTON, VA

Home Address

Kathy D. Andersen

Signature

KATHY D. ANDERSEN

Printed Name



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Sincerely,

Jaime Espinoza  
Signature

Jaime Espinoza  
Printed Name

\_\_\_\_\_  
Email Address

12233 Bayhill Dr.  
Home Address

Burlington wa 98233  
Signature

Jaime Espinoza  
Printed Name

Jaime Espinoza



October 9, 2024

Mr. Robby Eckroth, Senior Planner  
 Planning and Development Services  
 1800 Continental Place  
 Mount Vernon, WA 98273  
[pdscomments@co.skagit.wa.us](mailto:pdscomments@co.skagit.wa.us)

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Sincerely,

Barbara J. Broton  
Signature

BARBARA J. BROTON  
Printed Name

\_\_\_\_\_  
Email Address

1229 Bayhill Dr.  
Home Address

Beaverton, OR 98233  
Signature

\_\_\_\_\_  
Printed Name





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Sincerely,

Stephanie Rasco  
Signature

Stephanie Rasco  
Printed Name

srasco360@gmail.com  
Email Address

12188 Bayhill Drive  
Home Address

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Printed Name


  
**Bayhill**
  
**VILLAGE HOA**
  
 12176 Bayhill Drive
   
 Burlington, WA 98233

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Sincerely,

K. Joan VanZon  
Signature

Katherine Joan VanZon  
Printed Name

rayjoanvanzon@gmail.com  
Email Address

12139 Bayhill Dr., Burlington, GA  
Home Address

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Printed Name



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Sincerely,

Heather Polzin  
Signature

Heather Polzin  
Printed Name

heather.e.polzin@gmail.com  
Email Address

12345 Bayhill Dr  
Home Address

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Printed Name





October 9, 2024

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 Mount Vernon, WA 98273  
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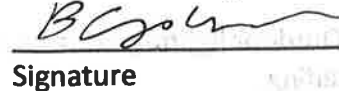
Sincerely,

  
Signature

Tracy Cypher  
Printed Name

tracycypher@yahoo.com  
Email Address

12180 Bayhill Drive  
Home Address

  
Signature

BRIAN CYPHER  
Printed Name





October 9, 2024

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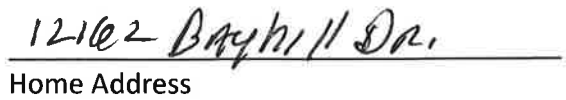
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\_\_\_\_\_  
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\_\_\_\_\_  
Printed Name

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Email Address

  
\_\_\_\_\_  
Home Address

\_\_\_\_\_  
Signature

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Printed Name



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Mary Bore  
Signature

12251 Bayhill Dr, Burlington,  
Home Address WA 98233

Monique Bore  
Printed Name

happyman11@live.com  
Email



October 9, 2024

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Comments from the Bayhill Village HOA Community**

As a homeowner in the Bayhill Village HOA Community, I/We are very concerned about the above-referenced amendments, a determination of non-significance from County staff, and the negative impacts they represent to our community of 104 homes. Comments below are arranged according to sections of County development code proposed for amendment.

**14.16.180 Bayview Ridge Light Industrial (BR-LI)**

- **Subsection 7:** The immediate focus is to maintain the current loading area buffer of 250 feet, and not reduce this buffer width near established single-family homes in the Bayhill Village HOA Community.
- **Subsection 7(a) Loading Areas:** Reducing loading zone buffers would allow truck emissions closer to our neighborhood degrading our air quality. Any reduction to the 250-foot buffer will directly impact Bayhill Village homes. Loading areas should not be allowed within 100 feet of the zoning boundary, whether on the opposite side of a building or not.

Separately, the currently codified 50-foot building setback should be expanded to 100 feet; as it is contrarian to the 100-foot landscape buffer found within plans of other active County permit applications within the Bay Ridge light industrial zone. How can a 50-foot "building setback" occur within a 100-foot "landscaping buffer"? You can't have both.

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October 9, 2024

Mr. Robby Eckroth, Senior Planner  
Planning and Development Services  
1800 Continental Place  
Mount Vernon, WA 98273  
[pdscomments@co.skagit.wa.us](mailto:pdscomments@co.skagit.wa.us)

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OCT 23 2024

SKAGIT COUNTY  
PDS

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- Increased Taxes to support increases in demand for County Fire, Medical, and Police.

Sincerely,

Signature

Phillip R. Siemens

Printed Name

TwoSiemens@YANOO.COM

Email Address

12387 BAYHILL DR.

Home Address

Signature

Phillip R. Siemens

Printed Name





October 9, 2024

Mr. Robby Eckroth, Senior Planner  
Planning and Development Services  
1800 Continental Place  
Mount Vernon, WA 98273  
[pdscomments@co.skagit.wa.us](mailto:pdscomments@co.skagit.wa.us)

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OCT 25 2024  
SKAGIT COUNTY  
PDS

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Wicki

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- Increased Taxes to support increases in demand for County Fire, Medical, and Police.

Sincerely,

Vicki Matthews

Signature

Vicki Matthews

Printed Name

\_\_\_\_\_  
Email

16764 Augusta Lane

Home Address

Burlington, WA

98233

## Robby Eckroth

---

**From:** John Tuttle <jtuttle@tuttle-team.com> Comment #39  
**Sent:** Saturday, October 26, 2024 4:02 PM  
**To:** PDS comments  
**Subject:** Skagit County's 2024 Docket of Proposed Policy, Code, and Map Amendments  
**Attachments:** 100 Foot Road View to Multi-Story Building.JPG; 100 Foot Aerial Visual to Multi-Story Building.JPG

October 25, 2024

Mr. Robby Eckroth, Senior Planner  
Planning and Development Services  
1800 Continental Place  
Mount Vernon, WA 98273  
[pdscomments@co.skagit.wa.us](mailto:pdscomments@co.skagit.wa.us)

### Re: Skagit County's 2024 Docket of Proposed Policy, Code, and Map Amendments

As homeowners in the Bayhill Village HOA Community, we are very concerned about the above-referenced amendments, an issued determination of non-significance by County staff, and the negative impacts created by the amendments on the Bayhill Village community. We have reviewed the County's *Proposed 2024 Amendments to Title 14 – Unified Development Code (Attachment 1)* and have arranged our comments according to sections of County development code proposed for amendment.

#### **14.16.180 Bayview Ridge Light Industrial (BR-LI)**

- **Subsection 7:** The immediate focus is for the development code to maintain the current loading area buffer of 250 feet, and not reduce this buffer width near established single-family homes in the Bayhill Village and surrounding communities.
  
- **Subsection 7(a) Loading Areas:** Reducing loading zone buffers would allow truck emissions to occur closer to our neighborhood degrading our air quality. Any reduction to the 250-foot buffer will directly impact Bayhill Village homes. Loading areas should not be allowed within 100 feet of a residential zoning boundary, whether on the opposite side of a building or not. I think we can all agree reducing the loading area buffer from 250 feet to 100 feet will prompt a developer to cover more land with hardened surfaces (asphalt, concrete and gravel) for loading, parking, and storage areas. How can these additional environmental impacts (more allowed hardened surfaces) warrant the County issuing a determination of non-significance? Separately, the currently codified 50-foot building setback should be expanded to 100 feet; as it is contrarian to the 100-foot landscape buffer found within plans of other active County permit applications within the Bay Ridge light industrial zone. How can a 50-foot “building setback” occur within a 100-foot “landscaping buffer”? You can't have both. **It is critical for the County accept, and approve, a request to expand the current 50-foot building setback to 100 feet.**
  
- **Subsection 7(b) Building Height:** The 35-foot maximum building height should be reduced within 100 feet of a residential zoning boundary. Multi-story buildings have already been constructed in this zone, are visually obtrusive, and will impact our quality of life and property values if constructed near

residential communities. Realize the current code does allow building heights just less than 35 feet, say 34 feet, to be constructed as close as 50 feet from our property lines. We can't imagine what a 34-foot-tall building will look like just 50 feet from our property line. See the two attachments for examples of existing large-scale buildings along Bay Ridge Drive. Key site infrastructure can be placed by a business outside a combined 100-foot landscape buffer/building setback from our property lines. Nothing within 100 feet should impact a residential community, whether a building or multi-purpose hardened surfaces.

- Subsection 7(c): All building and outdoor lighting must be fully cut-off if located on the residential side of a light industrial building.
- Subsections 7(d) and 7(e): Mechanical equipment located within 100 feet of a residential zone should be architecturally screened and should include noise damping features to reduce noise pollution into residential zones. Noise can be heard from existing light industrial developments and they are located much further than 100 feet from our property line. In a meeting, the County shared the current level of mechanical equipment abatement isn't being considered for amendment and that the County is just using what was already codified. This is not acceptable. How can a building with often noisy mechanical equipment NOT be recognized as creating significant impacts on a residential community? The County needs to conduct a noise survey to FULLY understand just how impactful, and far-reaching, industrial noise can be.

#### **14.16.830 Landscaping requirements**

- Subsection 4(f)(iii)(A) Landscape Width: Planting and screening widths should be expanded from 30 feet to 50 feet and should be continuous in width. Breaks in the screening width should not be allowed for walkways and paths. It should be codified at what level a sight obscuring determination is made; whether from ground level or from the first or second story of a residence. We have seen development proposals that roughly center a pedestrian path in the middle of a landscape buffer. Why not require a path be positioned close to a development area to add additional separation from residences? We don't pay for neighborhood security, but I'm sure any developer will pay for security to protect their development interests. Moving a required pathway further from our property lines will reduce the possibility of nefarious access to our back yards.
- Subsection 4(f)(iii)(B)(V): Landscaping must be located within the first 50 feet of the property boundary. However, if an existing easement or future easement, is present and falls within those 50 feet, then the easement line furthest from the property boundary will serve as the starting point of a 50-foot landscaping width.
- Subsection 4(f)(iii)(C): Plantings must provide year-round screening.
- Subsection 4(f)(iii)(C)(I): Fences shall be site obscuring and shall ensure security to residential properties. Fencing shall be constructed so no gaps remain allowing unauthorized access. It was shared in a meeting with the County that a perimeter screening fence is optional for a developer to install. We are not happy with a six-foot screening fence being optional. Increasing the planting area width by ten feet does not mitigate the need for a fence and does NOT provide full security to properties fronting development. Our HOA ranked security as one of our top concerns for adjacent homeowners. The County shared the developer north of Peterson Road feels it will be too difficult to construct a six-foot fence or berm in the woods. All neighborhoods abutting a light industrial property, those most affected by this code change, should be granted full security and full noise abatement from a developer's

operations. Landscaping alone will not provide the level of security we need. A landscaped berm will not provide sufficient security, but will likely provide noise protection. Any COMBINED landscaping, wall, fence, or berm options need to be discussed in full detail. All potential options must be communicated to each affected property owner (on a personal level) and also approved by each property owner.

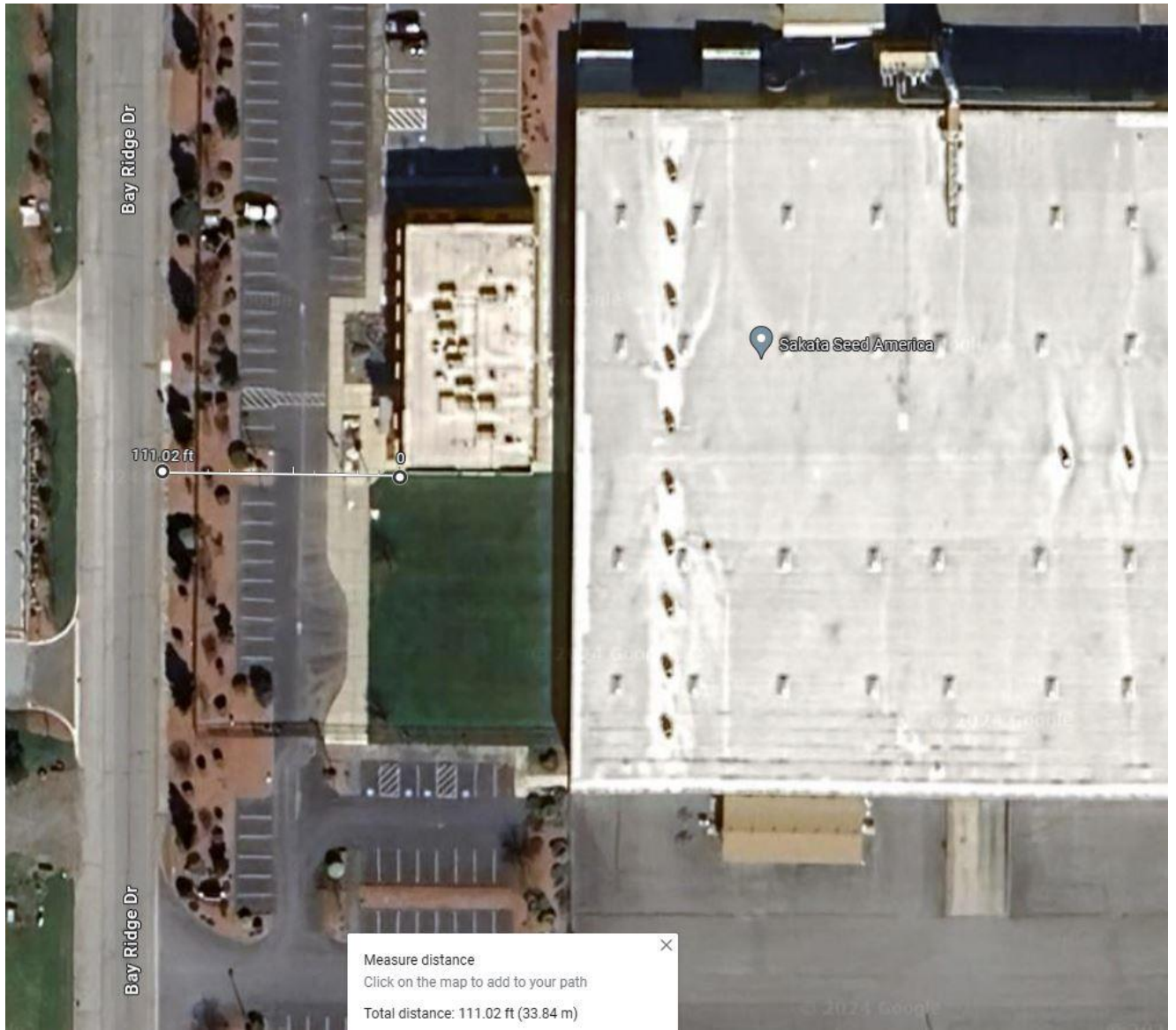
The subjective phrase “may be required” is used within the proposed amendments. This phrase instead should be rewritten as “shall be required” to eliminate the need for a decision later.

This Skagit County-prepared, “non-project” proposal was prepared using “general” Skagit County-wide references for “site-specific” environmental issues, and the County made a SEPA determination of non-significance from these general references. The SEPA doesn’t respond to site-specific topics we all know occur within the subject area of the SEPA. Our neighborhood has already shared concerns to the County on these topics, and they should have been fully vetted, measured for impact, cost-estimated, debated, and potentially mitigated for before a determination like this was made. Shouldn’t the important issues defined in this SEPA be considered now since a decision on them is being broadly overlain onto many Bay Ridge properties, and required of any developer who chooses to improve property with this area? Shouldn’t these topics be evaluated to the same level required for a site-specific development proposal? THE SEPA DNS states, “*Skagit County has determined that this non-project proposal does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21 C.030(2)(c). This decision was made after review of completed environmental checklists and other information on file with the lead agency.*” You mean the “completed environmental checklists” the Port authored and approved for its own benefit? The one the Port is now reevaluating based upon recognition of the eagle’s nest and ponding areas (likely wetlands) AFTER it made a SEPA determination of non-significance?

We live in a unique area of Skagit County and County staff should not blanketly recommend code changes based on other areas of our county or on other counties. The proposed code amendments are not prescriptive enough, which will make their enforcement difficult after any development has been completed. Code interpretation should not be subjective. No matter what, we need all development codes fully documented so everyone understands them now and so no issues occur in the future.

We feel the County might be “going through the motions” on these code revisions WITHOUT really consulting with neighbors on a personal level. A newspaper notice and 100+ pages of code amendments is too much for those needing to fully understand, and respond to, all aspects of the shared information. More needs to be done. We look forward to hearing and seeing how our concerns are addressed.

John and Kristen Tuttle  
12297 Bayhill Drive  
Burlington, WA 98233



Bay Ridge Dr

Bay Ridge Dr

111.02 ft

0

Sakata Seed America

Measure distance  
Click on the map to add to your path  
Total distance: 111.02 ft (33.84 m)

© 2024 Google





15811 Peterson Rd

Burlington, Washington



Google Street View



Sep 2021 See more dates



Robby Eckroth, AICP – Senior Planner  
Skagit County Department of Planning and Development Services  
1800 Continental Place  
Mount Vernon, WA 98273

RECEIVED  
OCT 28 2024  
SKAGIT COUNTY  
PDS

RE: LR24-02 Bayview Ridge Light Industrial Buffer and Landscaping Amendment  
Public Comment for Code Amendments and SEPA Checklist

Comment #40

Mr. Eckroth:

We/I am providing the below public comment to be on the official record opposing the proposed code amendments for the Bayview Ridge Light Industrial zoning. The code amendments are not prescriptive enough in nature and will be difficult to enforce after the development is completed. Our/My biggest concern is that without very specific requirements, the developers/business owners will each interpret the code to their benefit and not be consistent. Since this code is very specific to this area and no other areas of the County, the code can be prescriptive in nature and not wait for a project action to drive the neighbors into appeals and hearings.

The proposed 2024 Amendments to Title 14-Unified Development Codes do not adequately address the issues below.

14.16.180(7)(a): Maintain a 250-foot buffer for trucks loading operations and maneuvering areas. The language also needs to be amended to state, "loading areas or operations of noise-making vehicles and equipment with back-up alarms, air brake releases, refrigeration trailers, hydraulic hose operation, and similar noise-making operations". Truck docks need to be fully screened with a masonry wall and docks shall utilize cushions at the roll-up doors to prevent noise from escaping docks. Trucks will not be allowed to idle in the docks or while waiting outside the dock area. Any operational or loading areas located along or within 250-feet of BR-R or RRv zones must show compliance with SCC 9.50.

14.16.180(7)(c): Outdoor lighting needs to be restricted to 0 foot-candles within 50 feet of the property line and down-directed lights utilized to eliminate glare. The county must require a photometric analysis that accounts for topography when selecting light head heights and/or restrict the heights to 25 feet.

14.16.180(7)(d): Mechanical equipment shall be enclosed or blocked from view by a 100% site-obscuring wall or enclosure. Any equipment located along or within 250 feet of BR-R or RRv zones must show compliance with SCC 9.50.

14.16.180(7)(e): Equipment or vents that generate noise or air emissions shall meet 14.16.180(7)(d). Any equipment located along or within 250-feet of BR-R or RRv zones must show compliance with SCC 9.50 and all State and County emissions standards.

14.16.830(4)(f)(iii)(A) and (B): Plantings need to meet diameter breast height (dbh) or gallon sizes that are typical standards at nurseries. A six-foot tree is around a 1.5" dbh where the industry standard requirement is 2.5". Will the County require bonding to ensure the 80% is met and at what height? It should also be noted here that conifer trees deflect noise due to their higher bottom

canopies so a mix of deciduous and conifer is ideal. Why not allow for a berm to be added in addition to the planting and fence?

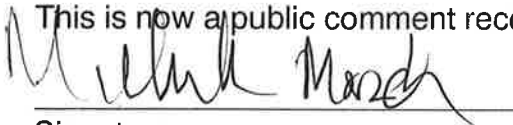
14.16.830(4)(f)(iii)(C): Remove the wood fence and black vinyl-coated fence with slats as these are not long-term successful design items. The fence should be positioned to be on a berm to add to the site's obscuring characteristics.

STORMWATER – Has the County reviewed the overall basin plan and how this affects the County's MS4 system including flooding due to flood gates and high tides? The Bayview Ridge area has high groundwater with artesian wells that provide for constant groundwater flows 365 days a year and this is surely going to have an adverse effect. A basin analysis and flooding analysis must be performed under this SEPA determination.

UTILITIES – We/I am aware that the Port has already begun infrastructure improvements to the eastern port properties in the light industrial zone and have reviewed their SEPA. What was the Public Notice process for that SEPA?

We/I support economic growth which brings jobs to our area, but it needs to be done while also protecting those homeowners that are already established and have paid significant property taxes. We/ I am asking that you take into consideration our/my concerns and ask for further review of the code amendments.

This is now a public comment record by:



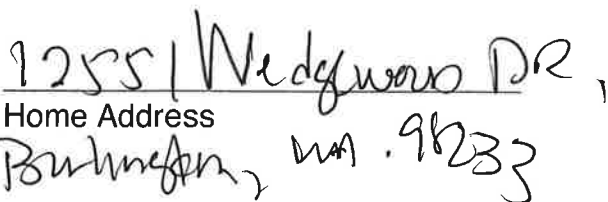
Signature

Signature



Printed Name

Printed Name



Home Address



Email Address

SENT BY EMAIL: pdscomments@co.skagit.wa.us



October 9, 2024

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1800 Continental Place  
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Sincerely,

Gary Helm

Signature

GARY HELM

Printed Name

gardeb815@msn.com

Email Address

1669 AUGUSTA LN.

Home Address

Deborah A. Helm

Signature

Deborah A Helm

Printed Name



October 9, 2024

Mr. Robby Eckroth, Senior Planner  
 Planning and Development Services  
 1800 Continental Place  
 Mount Vernon, WA 98273  
[pdscomments@co.skagit.wa.us](mailto:pdscomments@co.skagit.wa.us)

RECEIVED

OCT 28 2024

SKAGIT COUNTY  
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- Increased Traffic at the Peterson Road/Bayhill Drive and many other intersections.
- Reduction of Trees and mature vegetation screening the Bayhill Village HOA enjoys.
- Reduction in Habitat for native animals, forcing them to move into the Bayhill HOA neighborhood scavenging for food.
- Increased Taxes to support increases in demand for County Fire, Medical, and Police.

Sincerely,

Signature

Printed Name

Email Address

  
\_\_\_\_\_  
Nikole Knauft

NEAKNAUFT@GMAIL.COM

Home Address

Signature

Printed Name

16597 Augusta Ln  
\_\_\_\_\_  
Signature

\_\_\_\_\_  
Printed Name

**Robby Eckroth**

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**From:** Kirk Brownell <brohaki@gmail.com>  
**Sent:** Monday, October 28, 2024 10:44 PM  
**To:** PDS comments  
**Subject:** Comment Regarding: Proposed 2024 Amendments to Title 14 – Unified Development Code

\* Spam \*

To whom it may concern,

I live adjacent to P35378, at parcel 116818 (11356 Michael Place). The proposed changes will have a significant impact on my property value as noise and buildings will be closer to my property under these proposals. The allure of the place where we live is the farmland and current zoning to protect it from the industrialization which has subsumed counties farther south such as Snohomish and King. I would not have purchased my home if there had been an industrial park in the back yard. I think the zoning rules as they currently stand protect us sufficiently from property value degrading encroachment.

I don't know what benefit is to be had from the proposed changes other than to increase the value to the current property owner. If that could be done without a commensurate degradation the the value of adjacent properties, I would not object, but since the risk of that outcome is clearly present, I see no compelling reason to proceed with the proposed changes.

Respectfully,

Kirk Brownell



**Robby Eckroth**

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**From:** Renee Ragon <reneeragon@outlook.com>  
**Sent:** Tuesday, October 29, 2024 10:04 AM  
**To:** PDS comments  
**Subject:** Comment Re proposed Amendments to Title 14 of the Unified Development Code

We live at 11344 Michael Pl. Burlington, which is adjacent to the Bayview Ride Light Industrial Zone. The proposed amendments to Title 14 of the Unified Development Code would have a negative impact for us if accepted, specifically as it relates to our property value due to increased noise, dust, air emissions and loss of privacy and aesthetics. We purchased our home 10 years ago and felt comfortable living next to property zoned Light Industrial because the Unified Develop Code included provisions that would ensure minimal impact on us and our property value (including buffering, set back, building height, landscaping, and screening). Since code changes can be submitted on a project by project basis, and approved or denied accordingly, it doesn't make sense to make such wide-sweeping and impactful changes to the Code especially, when taken together, would have such a negative impact on all the residential communities adjacent to the Light Industrial Zone.

The amendments proposed are unreasonable and over-reaching and would only benefit the 1-2 property owners of the Light Industrial property.

Thank you for your consideration.

Renee Ragon and Dan Bruland  
11344 Michael Place  
Burlington, WA 98233  
206-387-8082

October 29, 2024

Good evening, Commissioners

My name is Chris Eisses. My family and I reside at 11740 Sunrise Lane, Burlington.

The petitioner's property lies directly west of my home and abuts my property

I provided written comments to the commission during the open comment period via email and hope you had a chance to review them.

To summarize my comments, While I am not anti-development nor anti-growth, I do believe that ~~ANY~~ development on the petitioner's property will negatively impact the quality of life, mental health and property valuations of myself and my neighbors. I believe the impact is not only on those that directly abut the property but rather will harm HUNDREDS of residents in the neighborhoods of Skagit Golf and CC, Bay hill, Kabalo Heights and Sunrise Lane. These neighborhoods were developed in the 1980's, 1990's and early 2,000s and remain many of the nicest, most well-established neighborhoods in the county today. These neighborhoods were established long before the creation of the Bay View Ridge light industrial zone. I believe it is safe to say that the original owners of my 1990 home did not anticipate large scale industrial buildings 50 feet from their backyard. As such, a comparison of this unique property to other areas both in and outside of the county is irrelevant. The resident of these decades old neighborhoods chose to live in rural Skagit County without semis and forklifts running around their backyards.

I'd like to comment on the July 19<sup>th</sup> 2023 letter from the petitioner to the planning department that outlines some of the reasons for their request. It was noted that they believe the current buffers to be overreaching and prohibitive for future development. Respectfully, a property's value is determined by many factors that both increase and decrease the value of that property. While they claim that the buffers devalue their land and turn off potential buyers or tenants, this is a blank slate that can accommodate any number of projects within current buffers or even strengthened regulations if the price is right. Maybe an adjustment of their perceived value of the property would attract future owner/tenants to locate within the existing and or strengthened buffers.

With regards valuation, the petitioner's letter indicates ownership of approx. 135 acers zoned Bayview Ridges Light Industrial. They claim that existing buffers impact 33 of these acres. They state that reducing the buffers gives them an additional 26 acres of land at a developed value of \$10,000,000 or roughly \$385,000 per acre.

In 1990, the year my home was constructed on Sunrise Lane, the petitioner's property was an area of trees, vegetation, streams and wildlife that the Skagit Assessor valued at \$431,400 or approx. \$3,200 per acre. At some point in the past due to creation of the Bayview Ridge Light industrial area, the value of the petitioner's property significantly increased and is valued today at \$5,070,000 or approx. \$38,000 per acre per the Skagit County assessor. As I noted a minute ago, the petitioner assigns a value of roughly \$385,000 per acre as developed property within the BVRLI area.

It seems quite evident that county has already granted the petitioner quite a substantial financial gift in the creation of the BVRLI area. Why is the county trying so hard to find a way to grant an additional windfall to the petitioner by working to decrease buffers at the expense of hundreds of residents.

Again, I am not anti-growth nor anti-development. I understand the positive financial impact to both the petitioner and the county that development of this property will provide.

However, maximizing the profits to a single landowner at the detriment to hundreds of residents that have been her for decades, is simply unacceptable.

I respectfully ask that you deny the petitioner's request and rather use this as an opportunity to review and strengthen the guidelines for protection of residents surrounding the BVRLII area.

Even with significant strengthening of the code for this property, development will someday occur to the benefit of the petitioner and the county. While it may not be to the size and scope the petitioners wishes, strengthening the guidelines will lessen the negative impact on the quality of life, mental health and property valuation of the hundreds of residents that were here first. Failure to do so will simply add to the already sizeable financial gift that BVRLII creation gave the petitioner. If this happens, where do we the longstanding residents look for compensation for our harm?

Thank you.

Chris Eisses

11740 Sunrise Lane, Burlington

(360) 770-0754

## Robby Eckroth

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**From:** John Tuttle <jtuttle@tuttle-team.com>  
**Sent:** Wednesday, October 30, 2024 3:18 PM  
**To:** PDS comments  
**Subject:** Skagit County's 2024 Docket of Proposed Policy, Code, and Map Amendments

Comment #46

Robby, thank you for the information shared at last night's Planning Commission meeting and for the time you shared with us in the lobby after the meeting.

Skagit County Code *14.18.300 Conservation and Reserve Developments (CaRDs)* defines the CaRD process as an alternative form of dividing single-family, residential land. Realizing the Bay Ridge Light Industrial (BR-LI) zone is still a blank slate, I believe now is the time for County staff and the County Planning Commission to think outside the industrial-land-division box by incorporating some of the currently-codified "clustering" provisions of SCC 14.18.300 into the "proposed" BR-LI development code amendments. Thoughtful planning of building, parking lot, loading zone, and landscaping areas will likely create a balance between a developer's intentions and the concerns of residents most impacted by these intentions.

Many of the codified provisions of SCC 14.18.300 can be applied DIRECTLY to the BR-LI zone and will soften the impacts to surrounding residential properties. Full consideration should be taken of the intent of *SCC 14.18.300(1) Purpose*. These purposeful provisions were carefully crafted to help retain the landscape, character, and lifestyle of the land being developed and the areas surrounding them. I, and my Bayhill Village neighbors, see it beneficial to require clustering of future light industrial buildings to the west, away from all four residential communities lying immediately east of the BR-LI zone.

**I recommend a thorough review of the provisions, and processes, required of SCC 14.18.300; even if this review prompts a postponement of a decision by the Planning Commission on the currently proposed amendments.**

Please incorporate this email into the public comment record alongside the rest of the comments the County receives from our concerned residential community members.

John R. Tuttle, P.E. - Principal  
Tuttle Engineering And Management  
12297 Bayhill Drive  
Burlington, WA 98233  
[360-899-5953](tel:360-899-5953) Office  
[360-920-7030](tel:360-920-7030) Mobile

Mr. Robby Eckroth  
Senior Planner  
Planning and Development Services  
1800 Continental Place  
Mount Vernon, WA 98273  
[pdscomments@co.skagit.wa.us](mailto:pdscomments@co.skagit.wa.us)



Re: Comments on Skagit County's 2024 Docket of Proposed Policy, Code, and Map Amendments

Dear Mr. Eckroth,

I am writing in response to the Skagit County's 2024 Docket of Proposed Policy, Code, and Map Amendments. As a homeowner in our Bayhill Village community of 104 homes, I would like to express my deep concern regarding the potential implications of the proposed amendments.

These proposed code changes could lead to increased congestion and potentially hazardous conditions on our streets, compromising the quality of life for our residents and the preservation our community.

Our current codes are essential for maintaining value and safety for all residents, not just a sole property owner.

These code amendments will result in a lower standard of home living and have an extremely negative impact including but not limited to:

- Lower Resale Values for all homes in our Bayhill Village.
- Security issues with exposed areas for increased criminal access to our backyards.
- Heavy Light Pollution with all the building and exterior lights added.
- Increased Noise generated from business and after-hours deliveries.
- Increased traffic at Peterson Road and Bayhill Drive.
- Reduction of trees and mature screening of vegetation which Bayhill Village enjoys.
- Reduction of Habitat for native animals and eagles.

I respectfully request that the planning department conduct a thorough review of the associated impacts these proposals may have on our community. It is essential to consider not only statutory compliance but also the practical consequences of policy changes on the residents who have invested their lives and resources into their homes in Bayhill Village.

I understand that growth and development are vital for our county's future, but I urge you to take these concerns into serious consideration. Protecting our neighborhood's

character and functional infrastructure should take precedence in the decision-making process.

Thank you for the opportunity to voice my concerns. I hope to engage in further discussions with your office to better understand the pending proposals and to work collaboratively towards a solution that respects the needs of our community.

Sincerely,  
Barbara Burnette  
12254 Bayhill Dr  
Burlington, WA 98233  
baburnette@comcast.net

**Robby Eckroth**

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**From:** mark summers <theoriginalrock@yahoo.com>  
**Sent:** Thursday, October 31, 2024 7:27 PM  
**To:** PDS comments  
**Subject:** Bayview Light Industrial Project

Spam

I attended the Public Hearing Tuesday regarding the proposed amendment affecting the Bayview Light Industrial Project. I did not speak at the meeting, but wanted to write you a brief follow-up comment to consider.

There are hundreds of homeowners in the subdivisions that border that property. There is a specific agreement that was reached regarding the light industrial site, that all parties agreed to. Now, you each are considering a change to that agreement. And this is precisely what your consideration would do. You would be substantially decreasing the property value for each of those homeowners, and specifically transferring that property value amount to a single landowner, John Bouslog. Every thing about this proposed amendment is unamerican and unethical. There is no reason

Mr Bouslog should be the recipient of millions of dollars at the expense of all the homeowners in the subdivisions that will be affected by the amendment you are considering. The role you serve in the Commission is not meant to be the redistribution of wealth from those homeowners to Mr Bouslog.

I hope your vote will be based on these truths.

Sincerely,

Marc Abarcus  
12254 Bayhill Dr  
Burlington, WA 98233





# Port of Skagit



October 31, 2024

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

Sent Via Email: [pdscomments@co.skagit.wa.us](mailto:pdscomments@co.skagit.wa.us)

Re: 2024 Proposed Amendments to the Skagit County Comprehensive Plan

Dear Planning Commission,

I write on behalf of the Port of Skagit (Port), to provide comment on 2024 Proposed Amendments to the Skagit County Comprehensive Plan as follows:

**LR-24-01 Bayview Ridge Light Industrial Buffer Reductions**

The Port supports the proposed amendments to the Bayview Ridge Light Industrial buffer and landscape requirements as recommended for approval by the Skagit County Planning Department.

As proposed, the amendments will maximize the use of limited light-industrial zoned property while still mitigating potential visual and noise impacts to adjacent residential-zoned properties. A loading zone buffer of 100 ft is consistent with the most restrictive codes of other jurisdictions for similar zones. Industrial lands are a job-producing asset for our community. It is a community benefit to have buffer requirements that reduce impacts to neighboring properties while keeping as much industrial land as possible available for development.

The Port’s goal for the Watershed Business Park property on Bayview Ridge is to create an economically productive business park while ensuring compatibility with neighboring residential, airport, and pipeline uses. The Port is planning for a 100-ft separation between residential properties and new development along with a physical barrier and landscaping to reduce visual and noise impacts, and a public walking trail for community enjoyment.

**LR24-04: AEO Disclosure Addition and AEO Compatibility Updates**

The Port petitioned for updates to the Airport Environs Overlay Code to add a notice disclosure requirement, update requirements regarding exhaust plumes, and add a requirement regarding electronic interference. The Port has requested these

changes to protect the long-term viability of Skagit Regional Airport by increasing awareness of the Airport and conforming with land use compatibility guidance issued by Washington State Department of Transportation Aviation Division and Federal Aviation Administration.

**C24-3 Storage of Unlicensed and/or Inoperable Vehicles Amendment**

The Port supports the Planning Department proposal to locate vehicle storage uses in the Urban Reserve Commercial Industrial (URC-L) and Rural Freeway Service (RFS) zones. The Port currently owns AVR and NRI zoned properties and understands the permitted use of storage of unlicensed and /or inoperable vehicles would be removed from these zones.

The Port of Skagit requests the Skagit County Planning Commission recommend approval of the above-identified proposals.

Sincerely,



Heather A. Rogerson  
Planning and Development Director

**Robby Eckroth**

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**From:** Ellen Bynum <skye@cnw.com>  
**Sent:** Tuesday, October 29, 2024 3:43 PM  
**To:** PDS comments  
**Cc:** Randy & Aileen Good; FOSC Office; Lori Scott  
**Subject:** Skagit County's 2024 Docket of Proposed Policy, Code and Map Amendments

Thank you for the opportunity to comment on the 2024 Docket of Proposed Policy, Code and Map Amendments changes.

**The LR 24-01 Deception Pass Rezone** proposal would create more consistency in how Skagit County zones OSRSI properties and facilities. We recommend that the change in zoning NOT affect the property tax, assessment and fees charged to the WA State Department of Parks and Recreation, unless the OSRSI zoning expressly prohibits local taxation. It appears to date that the WSDPR pay only a minimal amount to the County Drainage Utility Fee, though the property has benefitted from the current drainage infrastructure and any that will be installed in future, for example.

We do not agree that WA St Parks & Recreation should be charged zero by the other taxing districts as even a minimal fee acknowledges that the Deception Pass parks and the public using them benefit from many, if not all of these taxing districts.

We request the Planning Commission recommends that a minimal tax be established for OSRSI properties, including Deception Pass parcels, where it is not prohibited by other law. We further request that the Planning Commission request PDS staff create an annual retrospective report to the BOCC of cumulative acres removed from taxed parcels in zonings to zones that appear to have minimal or no taxes charged, including OSRSI.

We note that by state law, the loss of tax revenue from actions that remove the tax from a parcel is redistributed to rest of the tax parcels and their owners, the taxpayers.

**LR24-02 Bayview Ridge Light Industrial Zone Buffer and Landscaping Amendments** proposed to reduce the industrial loading area buffer from 250 to 100 feet is acceptable only if the changes do not create a precedent in other areas of Skagit County and the other UGAs where the lack of landscaping requirements may create an encroachment (lights, noise, activities of adjacent industrial operations, etc.) on established residential neighborhoods.

The maps in the PDS staff report state that the RRv and BR-R zones are considered part of the airport environs, but the boundaries appear to exclude the RRv area and do not include the increased protections of 250 feet for the BR-R area.

We request the Planning Commission to consider whether change may also affect changes to future siting of new industrial areas and whether the policies and codes directing future siting criteria may need amendments.

**LR24-04 Airport Environs Overlay Amendments** proposal to require a disclosure statement upon transfer of real property, etc. is consistent with the FAA and WSDOT advice and requirements and

provides additional protection, safety and certainty to current and future customers and the general public. Questions of concern: Does including RRV and BVR parcels as part of the Airport Environs Overlay (AEO) create new or different zoning and authority over these residential areas than now exists? If this is the case, has there been an opportunity for the parcel owners to review, comment and/or appeal these changes?

RCW 36.70.547 General Aviation airports - Siting of incompatible uses states in part "...All proposed and adopted plans and regulations shall be filed with the aviation division of the department of transportation within a reasonable time after release for public consideration and comment....". We assume PDS has obtained or will obtain a letter from WSDOT Aviation Division confirming their review of the proposed changes and any comments and provided the letter to the Planning Commission for their review.

Has PDS reviewed how the proposed AEO might affect SCC 14.16.215 Bayview Ridge UGA and discussed with the Planning Commission?

Does the requirements of 14.16.215 Bayview Ridge UGA, (4) Subdivisions (a) Landscaping requirement that all street frontage trees must be deciduous, with a size at maturity not to exceed the maximum building height for the AEO safety zone, conflict with or limit the required screening around industrial activities or the screening required between industrial activities and RRV or BVR zones?

**C24-1 Countywide Planning Policies Update** proposes to direct the BOCC to disband the Boundary Review Board by 2025. We understand that the Growth Management Hearings Board has determined that all requirements for disbanding the BRB have been met. However, we question whether the disbandment removes one of the opportunities for citizen review and public comment on proposed boundary adjustments. We also note that in the absence of the BRB, all future decisions appear to become administrative staff decisions (which at present do not include the BRB reviews as far as we know), and may reduce and restrict public comments and any appeals process from the BRB processes. While eliminating the BRB may be expedient in terms of PDS staff and citizen volunteers time, we urge the Planning Commission to assure that there is no loss of opportunity for citizen participation through timely review, comment and appeal with this change.

**C24-2 Fencing Zoning Code Section** proposal does not state if the new fencing requirements will be retrospectively applied and if so when. Does replacement of existing fencing need to meet new codes or is it permissible to replace to the code standard that was in place during the original installment of the fence?

**C24-3 Storage of Unlicensed and/or Inoperable Vehicles Amendment** appears to require that vehicles must be stored inside of garages, barns or other closed structures in any zone other than RFS and URC-I. We understand the County's health, safety, nuisance and liability issues which may arise from improper storage of both operable and inoperable vehicles. However, we urge the Planning Commission thoroughly review the language of the proposed changes and recommend any changes that do not support the intended goal of addressing the original concerns stated above.

**C24-4 General Code Language Clean Up** proposes changes to correct the height limit restriction of the Guemes Island Overlay to only apply to proposed development in flood hazard areas. We ask whether areas on the island which may become flood hazards in future are included in this restriction. For example parcels adjacent to the beaver dams that have flooded the roadways and the parcel, may not be mapped as a flood hazard area, but have and may experience a drainage change that creates new flood risks.

Duplicative language pertaining to CaRD land divisions. In addition to the duplicative language, It appears the code 14.18.300 allows CaRDs in Ag-NRLs over 80 acres. We understand that CaRDs are allowed in all zones except Ag-NRL. Does this part of the code need to be changed to reflect the intent of GMHB appeals, decisions and/or settlements? Please see Ordinance # O20030016 Addressing Skagit County Conservation and Reserve Development Compliance Issues in Western Washington GMHB Case No. 00-2-0046c.

Thank you for the opportunity to comment and we will send additional comments by the deadline if needed.

Sincerely,

Ellen Bynum

Ellen Bynum, Executive Director  
Friends of Skagit County  
PO Box 2632 (mailing)  
Mount Vernon, WA 98273-2632  
360-419-0988; friends@fidalgo.net  
www.friendsofskogitcounty.org  
“A valley needs FRIENDS”  
Since 1994 - Common Goals - Common Ground - Common Good  
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