

To: Linda Christensen , Dale Pernula, AICP, Director, & The Planning Department, Skagit County Board of Commissioners

RE; NC-4 Harold Mehrer

Dear Commissioners & all others,

Thank you for allowing me submission. It has been suggested NC-4 Harold Mehrer be excluded from the docket;

Before excluding me from your docket I'd appreciate a moment of your time. After all I spent a small amount of money and waited patiently to be heard. I'm sorry to say that my Engineer has been taken very ill & I will be addressing this myself. Please be patient with me I have waited patiently for this opportunity.

As I read thru the Industrial & Secondary Zoning codes I don't detect much difference in the intent between either. I am someone who loves the outdoors & just replanted 500 trees here. Without going line by line though each zoning I'd like to quickly summarize these zonings. Both allow basically the same events to occur for forestry practices. Both allow Co-housing, as part of a CaRD, similar logging operations & structures, residential housing is similar except with regard to setbacks. Both allow home based business, campgrounds, kennels, Off-road vehicles, Shooting Clubs, Aircraft landing fields, etc, etc.. I believe a basic stewardship of forestry resources is intended in both. With the Secondary Zoning classification intended as a transitional area between Industrial forests & other forms of residential zoning. This is the intent of Secondary Forest Zoning with no regard to size of property in this classification. So why was this one split in a quarter? Why wasn't the entire piece added in its entirety as its neighbor? Granting my request to include the remainder of the property will not change its position of transition in any manner whatsoever. It only allows a segregated zoning parcel to be made whole, like its neighbors.

The largest difference between the two zonings is the size of the segregated parcels that are allowed. Industrial allows 80 acre parcels while Secondary allows 20 acre parcel, with exceptions on each of course. P18280 is an undersized, rectangular mostly Industrial parcel captured by dual zoning, completely surrounded by parcels of 20 acres or less. It is rectangular parcel approximately 2,500' North & South and 1,250' East & West.

On its complete, long, an entire Eastern border is Secondary Forest zoned properties.

Its long Western side contains almost 5 acres of P18280 split off by the paved County road, Granstrom. With two 10 acre parcels beyond & only 20 acre parcels afterwards, all the way to the county line & Hwy 9. All down Granstrom Road there are only 20 acre parcels or less.

To the South is a 20 acre parcel split by the main logging road that services the Industrial Forest & DNR land. In fact there are four 20 acre parcels to the south before you would venture into an 80 acre piece.

To the North P18280 & P131437 (P131437 is same property, different Townships) borders Lake Cavanaugh Road for 165' although it's its northern 19 acre portion that is currently zoned Secondary Forest. It also borders an 11 acre piece which borders both Granstrom Rd & Lake Cavanaugh Rd zoned Secondary. There are no Industrial Forest Zonings nor 80 acre pieces East on Lk Cavanaugh Road for 2.5 to 3 miles. An exact measurement can be taken if necessary.

This property is presently serviced by power & 2 State approved (one County) wells. One is strong enough to serve as a community well.

In summary this is a parcel that is split by a County road at one end & borders another at the other. This property is presently serviced by power & 2 State approved wells. It is surrounded by properties of Secondary Forest zoning or 20 acres or less parcels, at least 4 deep on all sides. It contains a high power lines 420' wide running diagonally thru its middle removing the heartland of the Industrial Forest it may have once contained. Nothing is allowed to grow here except low lying vegetation for benefit of the BPA which serves you & I both. As noted this power line may be true of other properties yet, those don't contain paved County road frontage on both ends, power & water. And, amending its zoning entirely to the Secondary Forest designation, would not change the transitional placement of this property, but would allow the benefit of its 1,600' of paved County Road frontage, and bring its use more in line with all its neighbors on every side.

I believe the Comprehensive Plan designation criteria for Secondary Forest-NRL does support this amendment without requiring anything other than an extremely short review. Although I may be partial, I don't believe leaving an elephant out alone surrounded by horses is fair to the elephant. This is an almost 80 acre piece surrounded by much smaller parcels. Try not to brush me aside & exclude me from the docket without at least some consideration to its merits. A simple look at the parcel map supplied here by Dale with regard to NC-4 shows the parcel should be at the least considered. Although my original proposal may not contain sufficient information, I was never asked to produce any when submitting. Only the request & the \$5,000 fee were required. I have been left without an Engineer through no fault of his own & this is the first I have been contacted. To exclude me now is an insult to the process.

I do believe this request should be granted without wasting any of your time. It is that obvious to me. As I have said, I know I am partial so, I do submit to your approval. It's a simple request & I ask you not spend my \$5,000 without at least simple & casual consideration by all.

Respectfully,

Harold Mehrer