

**2018 COMPREHENSIVE PLAN AMENDMENTS:
WRITTEN COMMENTS RECEIVED BY NOVEMBER 27, 2017
TESTIMONY RECEIVED AT PUBLIC HEARING ON NOVEMBER 21, 2017**

NAME	ORGANIZATION	PROPOSAL (key attached following comments)	METHOD	DATE
Adamson, Nikita		PL17-0414	Email	11/20/2017
Allen, Jim		PL17-0414	Email	11/22/2017
Anderson, Jim		PL17-0416	Testimony	
Baker, Victoria		PL17-0414	Email	11/21/2017
Banham, Beth		PL17-0414	Email	11/20/2017
Banham, Daniel		PL17-0414	Email	11/18/2017
Barborinas, Zachary	Skagit County Drainage & Irrigation Districts	C-1	Letter	11/27/2017
Berneking, Penny		PL17-0414	Email	11/20/2017
Berneking, Rex		PL17-0414	Email	11/20/2017
Bodkins, Nichole		PL17-0414	Email	11/19/2017
Boehm, Angela		PL17-0414	Email	11/18/2017
Boehm, Erik		PL17-0414	Email	11/18/2017
Bouscher, NancyLee		PL17-0414	Email	11/21/2017
Bozeman, Bonnie		PL17-0414	Email	11/19/2017
Bozeman, Christopher		PL17-0414	Email	11/19/2017
Bozeman, Teri		PL17-0414	Email	11/19/2017
Brooks, Aly		PL17-0414	Testimony + Letter	11/21/2017
Brooks, Alyssa		PL17-0414	Email	11/17/2017
Brooks, Denise		PL17-0414	Email	11/17/2017
Brooks, Joseph		PL17-0414	Email	11/18/2017
Brown, Cathy		PL17-0414	Email	11/18/2017
Burns, Dan		PL17-0414	Email	11/18/2017
Burns, Melinda		PL17-0414	Email	11/18/2017
Byer, Ashley		PL17-0414	Email	11/18/2017
Campbell, Tanika		PL17-0414	Email	11/17/2017
Carmichael, Bob		PL17-0416	Testimony	
Christensen, Monica		PL17-0414	Email	11/18/2017
Clarence, Leticia		PL17-0414	Email	11/20/2017
Clarke, Sophie		PL17-0414	Email	11/19/2017
Cochran, Christine		PL17-0414	Email	11/17/2017
Comeau, Kristen		PL17-0414	Email	11/18/2017
Comfort, Jessie		PL17-0414	Email	11/21/2017
Comfort, Tonya		PL17-0414	Email	11/17/2017
Cox, Kaitlynn		PL17-0414	Email	11/18/2017
Crawford, Mike		PL17-0416	Email	11/26/2017
Crider, Charles		PL17-0416	Email	11/27/2017
DeBruler, Laura		PL17-0414	Email	11/18/2017
Donahue, Devon		PL17-0414	Email	11/18/2017
Ehlers, Carol		P-1	Testimony + Letter	11/27/2017

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Ehlers, Carol		P-1	Copies Code	11/21/2017
Extract, Ron		P-2	Testimony	
Fawver, Gary		PL17-0414	Email	11/21/2017
Fawver, Nicole		PL17-0414	Email	11/17/2017
Federighi, Patricia		PL17-0414	Email	11/21/2017
Fodge, Jonathan	Peninsula Evangelical Friends Church	PL17-0414	Letter	11/21/2017
Ford, Jeanine Selix		PL17-0414	Email	11/18/2017
Foss, Rachel		PL17-0414	Email	11/19/2017
Fournier, Art		PL17-0414	Testimony + Letter	11/27/2017
Freeman, Linda		PL17-0414	Email	11/18/2017
Friends of Skagit County	Friends of Skagit County	PL17-0416	Email	10/30/2017
Gbenro, Hannah L		PL17-0414	Email	11/18/2017
Gegen, Iris		PL17-0414	Email	11/20/2017
Gerlach, Karen		PL17-0414	Email	11/18/2017
Giessen, Susan & Earl		PL17-0414	Testimony	
Gilbertson, Susan		PL17-0414	Email	11/18/2017
Goss, Susan		PL17-0414	Email	11/21/2017
Guimond, John		PL17-0414	Email	11/19/2017
Hager, Kristen		PL17-0414	Email	11/17/2017
Halliday, Delonna		PL17-0414	Email	11/19/2017
Handley, Edwin	NAS Whidbey	PL17-0414	Letter	11/21/2017
Hanson, Gretchen		PL17-0414	Email	11/18/2017
Hanson, Nate		PL17-0414	Email	11/18/2017
Harmon-Penna, Merry		PL17-0414	Email	11/18/2017
Hass, Ron	Avalon Golf Links	PL17-0416	Testimony + Letter	10/26/2017
Hawthorne, Jim		PL17-0414	Email	11/18/2017
Hawthorne, Valerie		PL17-0414	Email	11/18/2017
Hayden, Emily		PL17-0414	Email	11/18/2017
Helland, David		PL17-0414	Email	11/17/2017
Helmreich, Kate		PL17-0414	Email	11/19/2017
Hines, Daniela		PL17-0414	Email	11/17/2017
Hoff, Connie		PL17-0414	Email	11/18/2017
Hoff, Harold		PL17-0414	Email	11/19/2017
Ireland, Martha		PL17-0414	Email	11/19/2017
Keating, Lynn		PL17-0414	Testimony + Letter	11/21/2017
Know, Anna		PL17-0414	Email	11/18/2017
Kuchling, Elizabeth		PL17-0414	Email	11/21/2017
Kurp, Herta and Konrad		PL17-0414	Email	11/19/2017

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Lagerlund, Nels	Agricultural Advisory Board	PL17-0414, P-2	Letter	11/27/2017
Lagerlund, Oscar		C-1	Testimony	
Lewis, Jay and Linda		PL17-0414	Testimony	
Libby, Angelique		PL17-0414	Email	11/18/2017
Licon, Daniel		PL17-0414	Email	11/20/2017
Licon, Elizabeth		PL17-0414	Email	11/20/2017
Littlefield, Dennis	Camp Tilikum	PL17-0414	Testimony + Letter	11/21/2017
Littlefield, Drew		PL17-0414	Email	11/20/2017
Littlefield, Hannah		PL17-0414	Email	11/20/2017
Littlefield, Joan		PL17-0414	Email	11/17/2017
Littlefield, Lisa		PL17-0414	Email	11/21/2017
Livingston, Dan		PL17-0414	Email	11/18/2017
Livingston, Grace		PL17-0414	Email	11/18/2017
Livingston, Leah		PL17-0414	Email	11/18/2017
Livingston, Suzzane		PL17-0414	Email	11/18/2017
Livingston-Halliday, Michael		PL17-0414	Email	11/21/2017
Lobe, Jennifer		PL17-0414	Email	11/18/2017
Madden, Linda		PL17-0414	Email	11/19/2017
Madden, Linda		PL17-0414	Email	11/22/2017
Martinez, Jasmyne		PL17-0414	Email	11/21/2017
McCutchen, Retha	Northweas Yearly Meeting of Friends	PL17-0414	Testimony + Letter	11/21/2017
McDonald, Rebecca		PL17-0414	Email	11/18/2017
McGoffin, Mary		PL17-0416	Letter	11/14/2017
McKee, Christina		PL17-0414	Email	11/17/2017
Mclean, Stephen		PL17-0414	Testimony + Email	11/17/2017
Meier, Paul Gerhard		PL17-0414	Letter	11/21/2017
Miller, Elizabeth		PL17-0414	Email	11/18/2017
Miller, Richard		PL17-0414	Email	11/18/2017
Moffitt, Sandy		PL17-0414	Email	11/19/2017
Moffitt, Will		PL17-0414	Email	11/19/2017
Mooney, Patrick		PL17-0414	Testimony	
Mullins, Diana		PL17-0414	Email	11/20/2017
Murphy, Kevin	Skagit Partners, LLC	PL17-0416	Email	10/26/2017
Nelson, Richard		PL17-0414	Email	11/21/2017
O'Hagan, Stacy		PL17-0414	Email	11/18/2017
Pitts, Catherine		PL17-0414	Email	11/18/2017
Pratschner, Stacie	Skagit County Planning & Development Services	P-12	Email	11/27/2017
Purcell, amy		PL17-0414	Email	11/17/2017
Ralls, Brandi		PL17-0414	Email	11/20/2017

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Rauwolf, Mike	Anacortes Christian Church	PL17-0414	Testimony	
Redmond, Shannon		PL17-0414	Email	11/19/2017
Reefer, Grant		PL17-0414	Email	11/27/2017
Robinson, Roger		P-12	Email	11/24/2017
Rogers, Kelly		PL17-0414	Email	11/18/2017
Roozen, Brandon	Western WA Agricultural Assoc.	C-1, P-2, PL17-0416	Letter	11/27/2017
Rose, Xochi F		PL17-0416	Email	10/30/2017
Rozema, Allen	Skagitonians to Preserve Farmland	C-1, P-2, PL17-0416,	Testimony + Letter	11/27/2017
Rustad, Deanna		PL17-0414	Email	11/19/2017
Schmidt, Pat		PL17-0414	Email	11/19/2017
Selix, Gillian		PL17-0414	Email	11/18/2017
Seliz, Abigail		PL17-0414	Email	11/18/2017
Seume, Elizabeth	Quaker Cove Camps & Retreats	PL17-0414	Testimony + Letter	11/21/2017
Seume, Karl	Quaker Cove Camps & Retreats	PL17-0414	Testimony + Letter	11/21/2017
Severance, Ruthie		PL17-0414	Email	11/21/2017
Shaw, Sue		PL17-0414	Email	11/18/2017
Simmons, Jami		PL17-0414	Email	11/18/2017
Simmons, Jessica		PL17-0414	Email	11/20/2017
Siniscal, Joyce		PL17-0416	Email	10/31/2017
Sjogren, Sandy		PL17-0414	Email	11/19/2017
Stanfield, Kelly		PL17-0414	Email	11/18/2017
Stout, Melia		PL17-0414	Email	11/19/2017
Sugden, Geraldine		PL17-0414	Email	11/18/2017
Sugden, Tammy		PL17-0414	Email	11/18/2017
Sullivan, Ashley		PL17-0414	Email	11/19/2017
Sullivan, Kari		PL17-0414	Email	11/18/2017
Sullivan, Sean		PL17-0414	Email	11/20/2017
Sweatt, Erin		PL17-0414	Email	11/18/2017
Sygitowicz, Bill		PL17-0416	Testimony + Email	
Teeters, Rebecca		PL17-0414	Email	11/20/2017
Tenneson, Sandy		PL17-0416	Email	11/22/2017
Thornlow, Elizabeth		PL17-0414	Email	11/19/2017
Todd, Dawn Elizabeth		PL17-0414	Email	11/18/2017
VanQuickenborne, Julie		PL17-0414	Email	11/17/2017
Watson, Lorraine	North Seattle Friends Church	PL17-0414	Letter	11/21/2017
Weis, Debbie		PL17-0414	Email	11/17/2017
Williams, Jennifer		PL17-0414	Email	11/18/2017

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Willoughby, Jennifer	Olympic View Friends Church	PL17-0414	Letter	11/21/2017
Willoughby, Robert	Olympic View Friends Church	PL17-0414	Email	11/20/2017
Woodward, Jonathan		PL17-0414	Email	11/20/2017
Wuebbels, Rosann		PL17-0416	Email	10/31/2017

From: Nikita Adamson
To: [PDS comments](#)
Subject: Comments on proposed "Skagit County's 2018 Proposed Amendments to the Comprehensive Plan and Land Use and Zoning Map"
Date: Monday, November 20, 2017 1:42:37 AM

Board of Commissioners,

Re: P17-0414 Quaker Cove Ministries

I support the proposal to change the zoning of the Quaker Cove property from Rural Intermediate to Small Scale Recreation and Tourism.

Nikita Adamson
Adamson.niki16@gmail.com
3837 S Junett St
Tacoma, Washington 98409

From: James Allen
To: [PDS comments](#)
Subject: Comments on proposed "Skagit County's 2018 Proposed Amendments to the Comprehensive Plan and Land Use and Zoning Map"
Date: Wednesday, November 22, 2017 10:03:13 AM

Board of Commissioners,

Re: P17-0414 Quaker Cove Ministries

I support the proposal to change the zoning of the Quaker Cove property from Rural Intermediate to Small Scale Recreation and Tourism. I want to say that we need to add good thing meaning change and do what is right in changing these codes to better the community. Growth is good at times. It can help everybody in many different ways. Let's build this community stronger and leave a legacy for our kids. Signed Jim Allen

James Allen
jimmygot12@yahoo.com
13325 SW Allen Blvd
Beaverton, Oregon 97005

From: Victoria Baker
To: [PDS comments](#)
Subject: Comments on proposed "Skagit County's 2018 Proposed Amendments to the Comprehensive Plan and Land Use and Zoning Map"
Date: Tuesday, November 21, 2017 9:15:48 AM

Board of Commissioners,

Re: P17-0414 Quaker Cove Ministries

I support the proposal to change the zoning of the Quaker Cove property from Rural Intermediate to Small Scale Recreation and Tourism.

Victoria Baker
victoriarbaker@hotmail.com
2605 Cleveland Ave
Everett, Washington 98201

From: Beth Banham
To: [PDS comments](#)
Subject: Comments on proposed "Skagit County's 2018 Proposed Amendments to the Comprehensive Plan and Land Use and Zoning Map"
Date: Monday, November 20, 2017 2:26:04 AM

Board of Commissioners,

Re: P17-0414 Quaker Cove Ministries

I support the proposal to change the zoning of the Quaker Cove property from Rural Intermediate to Small Scale Recreation and Tourism.

It is a wonderful camp that is an asset to the community and something to be very proud of.

Beth Banham
beth_banham@hotmail.com
25 NW Meadow Dr
Beaverton, Oregon 97006

From: Daniel Banham
To: [PDS comments](#)
Subject: Comments on proposed "Skagit County's 2018 Proposed Amendments to the Comprehensive Plan and Land Use and Zoning Map"
Date: Saturday, November 18, 2017 12:57:25 PM

Board of Commissioners,

Re: P17-0414 Quaker Cove Ministries

I support the proposal to change the zoning of the Quaker Cove property from Rural Intermediate to Small Scale Recreation and Tourism. Having been a guest and retreat leader at the camp for the past two years, I am grateful for the existence of the camp and the upgrades that are being done by the Seume family. We are planning on using the camp many more times in the coming years.

I serve as pastor of City's Edge Church in Beaverton, Oregon.

Daniel Banham
citysedge@gmail.com
25 NW Meadow Drive
Beaverton , Oregon 97006

November 27, 2017

Mr. Dale Pernula, AICP, Director
Skagit County Planning and Development Services
1800 Continental Place
Mount Vernon, WA 98273

RECEIVED
NOV 27 2017
SKAGIT COUNTY
PDS

RE: Skagit County's 2018 Proposed Amendments to the Comprehensive Plan and Land Use Zoning Map

Dear Mr. Pernula:

The Skagit County Drainage and Irrigation Districts provide critically important infrastructure to many of our rural and agricultural citizens. As special purpose districts with the authority and responsibility over water table management, decisions that impact our ability to protect life and property in the Skagit Delta floodplain must take account of district concerns. Due to the significance of our role within Skagit County, we are also looking to become more involved with decisions that impact us.

In an effort to do this, on September 20th, 2017, twelve of Skagit County's Drainage and Irrigation Districts signed a Memorandum of Agreement in order to create the Skagit County Drainage and Irrigation District Consortium. This was done, in part, for the districts to better assess our role on the landscape and subsequently respond to challenges in a more collaborative manner. This includes strengthening our relationship with the County Public Works, Emergency Management, and Planning Departments.

While the Consortium is just getting off the ground, we would like to comment on Skagit County's Comprehensive Plan proposed 2018 docket change to C-1, *Policy 4A-5.6 Drainage Plans*. The change as proposed increases the risk of inadequate drainage due to poor control of run-off from impervious surfaces in all twelve districts. Specifically, it eliminates the requirement that Skagit County Public Works Department circulate, to inform in advance and subsequently accept comment from, special purpose districts affected by drainage plans for development and building permit applications.

We respectfully ask that you retain language that informs Drainage and Irrigation Districts of their right to review and comment. It is imperative that we maintain the ability to influence development which impacts District surface and water table management and capital facilities. This is vitally important. In addition, we ask Skagit County to meet with the Districts to more comprehensively review the process and find a mutually acceptable path forward. Our goal through the Consortium is to better collaborate with Skagit County regarding development affecting Rural and Natural Resource land uses.

If you have any questions or need further information with regard to our comments, please contact me at your convenience, 206.719.3969, or skagitdiid15@gmail.com. We look forward to working with you in the future to better manage our community.

Sincerely,



Zachary J. Barborinas

Skagit County Drainage and Irrigation District Consortium Board Member

From: Penny Berneking
To: [PDS comments](#)
Subject: Comments on proposed "Skagit County's 2018 Proposed Amendments to the Comprehensive Plan and Land Use and Zoning Map"
Date: Monday, November 20, 2017 12:10:41 PM

Board of Commissioners,

Re: P17-0414 Quaker Cove Ministries

I support the proposal to change the zoning of the Quaker Cove property from Rural Intermediate to Small Scale Recreation and Tourism.

Our family has used this camp in the past and may do so again in the future with our grandchildren. It is a wonderful place, with very positive impact in the lives of families.

Thank you,
Penny Berneking

Penny Berneking
berneking@olympus.net
340 Wright Rd
Sequim, Washington 98382

From: Rex Berneking
To: [PDS comments](#)
Subject: Comments on proposed "Skagit County's 2018 Proposed Amendments to the Comprehensive Plan and Land Use and Zoning Map"
Date: Monday, November 20, 2017 12:11:59 PM

Board of Commissioners,

Re: P17-0414 Quaker Cove Ministries

I support the proposal to change the zoning of the Quaker Cove property from Rural Intermediate to Small Scale Recreation and Tourism.

Rex Berneking
berneking@olympus.net
340 Wright Rd
Sequim, Washington 98382

From: Nichole Bodkins
To: [PDS comments](#)
Subject: Comments on proposed "Skagit County's 2018 Proposed Amendments to the Comprehensive Plan and Land Use and Zoning Map"
Date: Sunday, November 19, 2017 5:22:55 AM

Board of Commissioners,

Re: P17-0414 Quaker Cove Ministries

I support the proposal to change the zoning of the Quaker Cove property from Rural Intermediate to Small Scale Recreation and Tourism. I love this camp. When I was younger this was the one place that I looked forward to go during the summer. It brought me closer to the lord and gave me friendship that I still have today 20 yrs later.

Nichole Bodkins
nicoleroberts0830@gmail.com
1556 Mag Duffy St
Humboldt , Tennessee 38343

From: Angela Boehm
To: [PDS comments](#)
Subject: Comments on proposed "Skagit County's 2018 Proposed Amendments to the Comprehensive Plan and Land Use and Zoning Map"
Date: Saturday, November 18, 2017 4:37:14 PM

Board of Commissioners,

Re: P17-0414 Quaker Cove Ministries

I support the proposal to change the zoning of the Quaker Cove property from Rural Intermediate to Small Scale Recreation and Tourism.

As a child and young adult I attended Quaker Cove Christian youth camps. It was a foundational time for the development of my faith and created many fond memories. In recent years, I have been active again in attending and utilizing the camp for camping activities that I am participating as an adult or running retreats for our own ministries. It is an excellent camping resource for the community in the area, whether for overnight or day usage. It would make a great deal of sense for the zoning to be changed to better match it's long-term, grandfathered usage and it would allow the camp to better match its natural usage and better meet the community's needs long into the future.

Thank you for helping with this.

Sincerely,

Angela Boehm
Ministry Worker

Angela Boehm
ae.boehm@comcast.net
1228 S 3rd St, Apt C
Mount Vernon, Washington 98273

From: Erik Boehm
To: [PDS comments](#)
Subject: Comments on proposed "Skagit County's 2018 Proposed Amendments to the Comprehensive Plan and Land Use and Zoning Map"
Date: Saturday, November 18, 2017 4:41:00 PM

Board of Commissioners,

Re: P17-0414 Quaker Cove Ministries

I support the proposal to change the zoning of the Quaker Cove property from Rural Intermediate to Small Scale Recreation and Tourism.

The last couple years, I have had the privilege of attending minister's retreats at Quaker Cove. I have also utilized the camp for camping activities that Quaker Cove hosted for our own ministry to college students who attend Skagit Valley College. Quaker Cove is an excellent camping resource for the community in the area, whether for overnight or day usage. It would make a great deal of sense for the zoning to be changed to better match it's long-term, grandfathered usage and it would allow the camp to better match its natural usage and better meet the community's needs long into the future.

Thank you for helping with this.

Sincerely,

Erik Boehm
Ministry Worker

Erik Boehm
imyorehuckleberry2@gmail.com
1228 S 3rd St, Apt C
Mount Vernon, Washington 98273

From: Nancylee Bouscher
To: [PDS comments](#)
Subject: Comments on proposed "Skagit County's 2018 Proposed Amendments to the Comprehensive Plan and Land Use and Zoning Map"
Date: Tuesday, November 21, 2017 8:05:02 AM

Board of Commissioners,

Re: P17-0414 Quaker Cove Ministries

I support the proposal to change the zoning of the Quaker Cove property from Rural Intermediate to Small Scale Recreation and Tourism.

My children have attended environmental educational programs at Quaker Cove for a few years. It's an invaluable place for the community. Please allow them to make the improvements they need to be able to keep offering camps and programs.

Nancylee Bouscher
nancylee.b@gmail.com
14921 Avon Allen Road
Mount Vernon , Washington 98273

From: Bonnie Bozeman
To: [PDS comments](#)
Subject: Comments on proposed "Skagit County's 2018 Proposed Amendments to the Comprehensive Plan and Land Use and Zoning Map"
Date: Sunday, November 19, 2017 8:03:26 PM

Board of Commissioners,

Re: P17-0414 Quaker Cove Ministries

I support the proposal to change the zoning of the Quaker Cove property from Rural Intermediate to Small Scale Recreation and Tourism.

Quaker Cove is a wonderful camp for youth to go and enjoy fellowship, fun, and the great PNW.

I worked as a summer camp counselor this past summer, and had an amazing time working together with Liz, Carl, their Kids, and the other staff. Aly, the intern, put together a very well planned schedule that catered to the kids attending.

Bonnie Bozeman
bonnieboze@gmail.com
1557 sw Robertson Dr.
Oak Harbor, WA, Washington 98277

From: Christopher Bozeman
To: [PDS comments](#)
Subject: Comments on proposed "Skagit County's 2018 Proposed Amendments to the Comprehensive Plan and Land Use and Zoning Map"
Date: Sunday, November 19, 2017 8:40:13 PM

Board of Commissioners,

Re: P17-0414 Quaker Cove Ministries

I support the proposal to change the zoning of the Quaker Cove property from Rural Intermediate to Small Scale Recreation and Tourism.

Christopher Bozeman
christopher@cbozeman.com
1557 SW Robertson Dr
Oak Harbor, Washington 98277

From: Teri Bozeman
To: [PDS comments](#)
Subject: Comments on proposed "Skagit County's 2018 Proposed Amendments to the Comprehensive Plan and Land Use and Zoning Map"
Date: Sunday, November 19, 2017 5:11:46 PM

Board of Commissioners,

Re: P17-0414 Quaker Cove Ministries

I support the proposal to change the zoning of the Quaker Cove property from Rural Intermediate to Small Scale Recreation and Tourism.

As a home owner and a parent of camp participants, I've seen the value of having a quality camp available for children in our community. My family would love to see it expand and continue to serve our communities.

Teri Bozeman
teri.bozeman@gmail.com
1557 SW Robertson Dr.
Oak Harbor, Washington 98277

November 21, 2017

Skagit County's 2018 Proposed Amendments to the Comprehensive Plan and Land Use and Zoning Map

Re: P17-0414 Quaker Cove Ministries
Planning and Development Services
1800 Continental Place
Mount Vernon, WA 98273

RECEIVED

NOV 21 2017

**SKAGIT COUNTY
PDS**

Skagit County Board of Commissioners:

I'm Aly Brooks, the Quaker Cove Intern.
at [14694 Gibraltar Rd., Anacortes, WA](#)

For three summers prior, I worked at Camp Tilikum in Newberg, Oregon, first as a camp counselor and later as the summer camp office manager. I staffed Quaker Cove's first year of day camp programming in 2016, and last summer, I served as the Day Camp Director. At Quaker Cove, I assist with programming, event planning, administration, housekeeping, and food service. During our day camp program, kids from the area spend the day outside, play on the beach and in the forest, learn about gardens and local plants and animals. Day camp offers time for young campers to gain confidence by learning skills and foster community with kids from nearby areas or social circles they may not have otherwise encountered.

Camp gives people a place apart from their daily life for an intentional time of rest and rejuvenation. Guests and volunteers build memories there that form and sustain lifelong bonds. Locals find a place nearby that feels remote enough to get away while guests from further locations enjoy exploring the wider Skagit Valley area. I've seen tremendous community involvement and enthusiasm surrounding the camp from volunteering to attendance at programs and financial giving to support the camp.

The camp functions currently, but as a resident staff member I can affirm that significant progress could be made to enhance the functionality and quality of Quaker Cove. The board and the camp directors, Karl and Liz Seume, are faithful to continue the mission to which the grounds were dedicated. They are capable of carrying it out in a responsible way with careful stewardship of the resources and land. Therefore, I support the rezoning which will allow Quaker Cove to reach its full potential.

Aly Brooks



Quaker Cove Intern

From: Alyssa Brooks
To: [PDS comments](#)
Subject: Comments on proposed "Skagit County's 2018 Proposed Amendments to the Comprehensive Plan and Land Use and Zoning Map"
Date: Friday, November 17, 2017 9:38:15 AM

Board of Commissioners,

Re: P17-0414 Quaker Cove Ministries

I support the proposal to change the zoning of the Quaker Cove property from Rural Intermediate to Small Scale Recreation and Tourism.

Last summer, I moved to Anacortes because of Quaker Cove. I'd visited twice before, both times so I could volunteer at Quaker Cove. I've worked both summers of their day camp program, and now, I serve as the unpaid intern. That's how much I love this place and believe God has called me to work here. I do it for no pay, because it's worth it. Quaker Cove is a huge asset to the community, and I've seen people of all generations enjoy time on the property. Both the directors and the board have wonderful intentions of faithfully continuing a ministry that has lasted for decades. To make it truly functional and help it flourish, basic improvements need to be made to the buildings and the property. We need an accurate zoning, so we can effectively update buildings for more efficient use.

Alyssa Brooks
abrooks17@my.whitworth.edu
14694 Gibraltar Rd
Anacortes, Washington 98221

From: Denise Brooks
To: [PDS comments](#)
Subject: Comments on proposed "Skagit County's 2018 Proposed Amendments to the Comprehensive Plan and Land Use and Zoning Map"
Date: Friday, November 17, 2017 10:34:32 AM

Board of Commissioners,

Re: P17-0414 Quaker Cove Ministries

I support the proposal to change the zoning of the Quaker Cove property from Rural Intermediate to Small Scale Recreation and Tourism.

Denise Brooks
denibrooks55@gmail.com
7904 SW Crestline Dr
Portland, Oregon 97219-4639

From: Joseph Brooks
To: [PDS comments](#)
Subject: Comments on proposed "Skagit County's 2018 Proposed Amendments to the Comprehensive Plan and Land Use and Zoning Map"
Date: Saturday, November 18, 2017 8:31:25 AM

Board of Commissioners,

Re: P17-0414 Quaker Cove Ministries

I support the proposal to change the zoning of the Quaker Cove property from Rural Intermediate to Small Scale Recreation and Tourism. My wife and I visited Quaker Cove for the first time in August of this year and had a wonderful time exploring the camp and Anacortes. The zoning change is critical in allowing Quaker Cove to stay current and serve the community with facilities that are safe and attractive.

Thanks for your consideration,

Joe Brooks

Joseph Brooks
brooks@sterling.net
7904 SW Crestline Drive
Portland, 972129

From: Cathy Brown
To: [PDS comments](#)
Subject: Comments on proposed "Skagit County's 2018 Proposed Amendments to the Comprehensive Plan and Land Use and Zoning Map"
Date: Saturday, November 18, 2017 8:27:27 PM

Board of Commissioners,

Re: P17-0414 Quaker Cove Ministries

I support the proposal to change the zoning of the Quaker Cove property from Rural Intermediate to Small Scale Recreation and Tourism. Although I don't live in the community, I am a longtime friend of the Seume Family. I follow the activities of Quaker Cove and am in awe of how it adds quality of life to so many others. It warms my heart that places, like this exist and I hope to visit it some day soon.

Cathy Brown
cathybrown1059@gmail.com
1648 8th Avenue
Brooklyn, New York 11215

From: Dan Burns
To: [PDS comments](#)
Subject: Comments on proposed "Skagit County's 2018 Proposed Amendments to the Comprehensive Plan and Land Use and Zoning Map"
Date: Saturday, November 18, 2017 5:33:23 PM

Board of Commissioners,

Re: P17-0414 Quaker Cove Ministries

I support the proposal to change the zoning of the Quaker Cove property from Rural Intermediate to Small Scale Recreation and Tourism.

It is of great importance to NW Friends/Quakers to be able to improve and refurbish this once vital ministry.

Please assist our efforts to provide a new and improved space for children and adults to find rest and refreshment at Quaker Cove.

Dan Burns
danburns52@gmail.com
33609 I Street
Ocean Park, Washington 98640

From: Melinda Burns
To: [PDS comments](#)
Subject: Comments on proposed "Skagit County's 2018 Proposed Amendments to the Comprehensive Plan and Land Use and Zoning Map"
Date: Saturday, November 18, 2017 5:28:56 PM

Board of Commissioners,

Re: P17-0414 Quaker Cove Ministries

I support the proposal to change the zoning of the Quaker Cove property from Rural Intermediate to Small Scale Recreation and Tourism.

Quaker Cove has been a vital ministry in the NW Quaker community for many years.

On a recent visit, I realized how important it is that we move forward into the future with this camp.

Please help us re-vitalize the camp by re-zoning to accommodate this urgent need.

Melinda Burns

indyandan@hotmail.com

33609 I Street

Ocean Park, Washington 98640

From: Ashley Byer
To: [PDS comments](#)
Subject: Comments on proposed "Skagit County's 2018 Proposed Amendments to the Comprehensive Plan and Land Use and Zoning Map"
Date: Saturday, November 18, 2017 9:12:28 PM

Board of Commissioners,

Re: P17-0414 Quaker Cove Ministries

I support the proposal to change the zoning of the Quaker Cove property from Rural Intermediate to Small Scale Recreation and Tourism.

My family has owned propert adjacent to Quaker Cove for almost 30 years. Our home currently shares a property border with Quaker Cove. They are wonderful neighbors and we fully support their request for rezoning.

Ashley Byer
byer.ashley@gmail.com
7357 Remington Ln
Anacortes, Washington 98221

From: Tanika Campbell
To: [PDS comments](#)
Subject: Comments on proposed "Skagit County's 2018 Proposed Amendments to the Comprehensive Plan and Land Use and Zoning Map"
Date: Friday, November 17, 2017 3:28:18 PM

Board of Commissioners,

Re: P17-0414 Quaker Cove Ministries

Last year my oldest two boys had the opportunity of attending camp at Quaker Cove. They thoroughly enjoyed each and every minute and were never ready to go home. My youngest is excited that he gets to attend next year.

I support the proposal to change the zoning of the Quaker Cove property from Rural Intermediate to Small Scale Recreation and Tourism.

Tanika Campbell
trh1913@yahoo.com
6907 Carolina Street
Anacortes, Washington 98221

From: Monica Christensen
To: [PDS comments](#)
Subject: Comments on proposed "Skagit County's 2018 Proposed Amendments to the Comprehensive Plan and Land Use and Zoning Map"
Date: Saturday, November 18, 2017 1:25:06 PM

Board of Commissioners,

Re: P17-0414 Quaker Cove Ministries

I support the proposal to change the zoning of the Quaker Cove property from Rural Intermediate to Small Scale Recreation and Tourism.

My son attended the summer day camp at Quaker Cove this summer and loved every moment of it.

We have also been able to attend other events there and love how much they reach out to the community and offer a venue unlike any where else on the island as far as I know.

It would be great to see them be able to upgrade their current buildings to include year round access via interior bathrooms in some of the cabins so that more community building could happen there not just in the summer.

Monica Christensen
sdcmkc@gmail.com
3919 I Ave
Anacortes, Washington 98221

From: Leticia Clarence
To: [PDS comments](#)
Subject: Comments on proposed "Skagit County's 2018 Proposed Amendments to the Comprehensive Plan and Land Use and Zoning Map"
Date: Monday, November 20, 2017 12:53:55 AM

Board of Commissioners,

Re: P17-0414 Quaker Cove Ministries

Quaker Cove has been impactful not just to me, but also to the campers that have attended.

Quaker Cove provides a place for kids to connect with others and to see the world around them. It also provides a place for connections and seeing God work.

I support the proposal to change the zoning of the Quaker Cove property from Rural Intermediate to Small Scale Recreation and Tourism.

Leticia Clarence
letticiaclearance@corban.edu
1907 California ave
Great lakes, Illinois 60088

From: Sophie Clarke
To: [PDS comments](#)
Subject: Comments on proposed "Skagit County's 2018 Proposed Amendments to the Comprehensive Plan and Land Use and Zoning Map"
Date: Sunday, November 19, 2017 6:26:48 AM

Board of Commissioners,

Re: P17-0414 Quaker Cove Ministries

I support the proposal to change the zoning of the Quaker Cove property from Rural Intermediate to Small Scale Recreation and Tourism.

Some of my very best memories were made at this camp. It was the only stable place/friends throughout my childhood. It would be an absolute shame to take the same opportunity away from the children of the future!

Sophie Clarke
sophie_zeiger@hotmail.co.uk
70 Sandwich Drive
Macclesfield, England Sk10 2uz

From: Christine Cochran
To: [PDS comments](#)
Subject: Comments on proposed "Skagit County's 2018 Proposed Amendments to the Comprehensive Plan and Land Use and Zoning Map"
Date: Friday, November 17, 2017 6:08:47 AM

Board of Commissioners,

Re: P17-0414 Quaker Cove Ministries

I support the proposal to change the zoning of the Quaker Cove property from Rural Intermediate to Small Scale Recreation and Tourism.

Christine Cochran
happyretirement02@gmail.com
2303 South Columbia St
Seaside, Oregon 97138

From: Kristen Comeau
To: [PDS comments](#)
Subject: Comments on proposed "Skagit County's 2018 Proposed Amendments to the Comprehensive Plan and Land Use and Zoning Map"
Date: Saturday, November 18, 2017 7:49:34 AM

Board of Commissioners,

Re: P17-0414 Quaker Cove Ministries

I support the proposal to change the zoning of the Quaker Cove property from Rural Intermediate to Small Scale Recreation and Tourism.

I have had several opportunities to experience the hospitality of the camp from "camping" in one of the rustic cabins, to picnics, pot lucks and family camp dinners. This is an experience that we need on the island as we usually have to travel far to find the same quality of setting, maintained accommodations and great food. The main issue is that we need more of the same and many cabins need to be updated to accommodate more of the senior community. Please consider rezoning Quaker Cove to benefit our community.

Thank you,

Kristen Comeau

Kristen Comeau
kristen.comeau1@frontier.com
2211 17th St
Anacortes, Washington 98221

From: Jessie Comfort
To: [PDS comments](#)
Subject: Comments on proposed "Skagit County's 2018 Proposed Amendments to the Comprehensive Plan and Land Use and Zoning Map"
Date: Tuesday, November 21, 2017 12:00:38 AM

Board of Commissioners,

Re: P17-0414 Quaker Cove Ministries

I support the proposal to change the zoning of the Quaker Cove property from Rural Intermediate to Small Scale Recreation and Tourism.

Jessie Comfort
comfort.jac@gmail.com
3003 28th Avenue W
Seattle, Washington 98199

From: Tonya Comfort
To: [PDS comments](#)
Subject: Comments on proposed "Skagit County's 2018 Proposed Amendments to the Comprehensive Plan and Land Use and Zoning Map"
Date: Friday, November 17, 2017 2:22:24 PM

Board of Commissioners,

Re: P17-0414 Quaker Cove Ministries

I support the proposal to change the zoning of the Quaker Cove property from Rural Intermediate to Small Scale Recreation and Tourism.

I work for Northwest Yearly Meeting of Friends Churches which is the non-profit religious organization that Quaker Cove is under. We have churches, camps, schools and other similar entities in the three state area of Washington, Oregon and Idaho. Every year our organization promotes a special Thanksgiving Offering to support one of the ministries happening in our area. A year ago our project was Quaker Cove Camp. Interest was high and response good for the camp from people all across our three-state area. We ended up collecting almost \$14,000 for the benefit of Quaker Cove. We aren't a large organization. That was one of our most successful Thanksgiving Offerings in recent years (if ever).

Besides financial support, I have also heard of many different groups of people traveling to Quaker Cove to support the ministry there.

I have personally known Karl and Liz Seume for many years. I was encouraged when I heard they were planning to move to Quaker Cove and focus on the camping ministry there. I have not been disappointed. I think you will find that they and the camp are a very positive addition to your area of the country. I hope you will approve their request for a zoning change so that they will have the freedom to make the needed changes to continue the good work that they have begun at Quaker Cove Camp.

Tonya Comfort
tonyacomfort@msn.com
16685 SE Austin St
Milwaukie, Oregon 97267

From: Kaitlynn Cox
To: [PDS comments](#)
Subject: Comments on proposed "Skagit County's 2018 Proposed Amendments to the Comprehensive Plan and Land Use and Zoning Map"
Date: Saturday, November 18, 2017 11:33:25 AM

Board of Commissioners,

Re: P17-0414 Quaker Cove Ministries

I support the proposal to change the zoning of the Quaker Cove property from Rural Intermediate to Small Scale Recreation and Tourism.

On a more personal note, I have seen the impact Quaker Cove has had on our church community and outside of that and it would be such a shame for them to not be able to move forward. Let's make this happen for them so they can continue serving our community with the love and joy they have been spreading!!

Kaitlynn Cox
kaitandbraxton@gmail.com
811 37th st
Anacortes, Washington 98221

From: Mike Crawford
To: [PDS comments](#)
Subject: Avalon P17-0416
Date: Sunday, November 26, 2017 5:50:29 PM

WHY THE AVALON DEVELOPMENT NOW?

A number of years ago the State required the Counties to develop land use priorities that would allow a balance of uses. Among those uses were farming, forestry, mineral resources and rural residential.

To some extent farm lands have seen some rural residential encroachment. Rural residential has been almost stopped due to restrictions on domestic water in the valley.

Forestry lands have likewise seen little encroachment do to location and domestic water restrictions.

So what lands are available to accommodate home owners who want a home in a rural setting? Mineral resource lands are becoming an answer for rural area living. Mineral lands become depleted and can make an excellent location for Rural Residential.

Avalon is absolutely a perfect area to develop. It has water from PUD and sewer available from Burlington. It has a beautiful Golf Course, a recreational lake and beautiful lands for trails that could accommodate people and horses.

Avalon has been a long time property that owners believed they would be able to develop. Both the County Planning and the State DNR were well aware after mining and forestry were depleted that residential development would follow!

It is the time to move with residential building growing rapidly and running out of suitable replacement for housing. The County may not be able to accommodate this growth!

AVALON IS THE ANSWER!!!!

Michael T. Crawford

--

Mike Crawford
4435 Agate Road
Anacortes WA 98221-9030
Cell - 360-708-1323
Home - 360-293-6416

From: Charles Crider
To: [Commissioners; PDS comments](#)
Subject: Avalon
Date: Monday, November 27, 2017 12:26:02 PM
Attachments: [SICBA Avalon Input.pdf](#)

Commissioners,

Attached is our comments pertaining to the Avalon project.

Thank you,

Charles W. Crider
Executive Officer
Skagit/Island Counties Builders Association
www.sicba.org
www.nahb.org/ma for member savings programs



November 27, 2017

From: Skagit/Island Counties Builders Association (SICBA)
To: Skagit County Commissioners

Subj: Avalon P17-0416

Commissioners;

This writing is to express our support for the Avalon Master Planned Community proposal that has been requested to be placed on the docket for 2018. It is our feeling that placing this on the 2018 Docket or at least on a work plan for 2018 will start a very important process to meet the needs of housing in Skagit County for years to come.

This project meets just about every requirement to be considered under Skagit County Policies and under GMA. It is:

1. Not in the flood plain.
2. Has utilities to the site to include sewer and water.
3. Has easy access to county and state roads.
4. Is not made up of agricultural lands (only 7 of the 1200 plus acres is farm land)
5. Will not be built over night but will be well planned with the county staff over the next few years.
6. Meets the GMA policy allowing for Master Planned Communities in non-municipal UGAs.
7. Is not proposing an elitist community of very expensive homes but is proposing housing that would be in the middle income attainability range.

This has been in the works for the last 15 years and has just come to light in the past 3 as a possible viable project to help meet the housing needs of Skagit County. As you all know, house prices are increasing dramatically because of the lack of housing available for purchase. This would help to stabilize the housing market in the foreseeable future by adding options to those who are looking for housing and by reducing the demand on the various communities.

The Skagit County Planning and Community Development Director stated that there isn't enough staff to support this project at this time. We don't think that is truly a factor since all the proponents of this are only asking for it to be docketed so further conversation can be had about it.

We also know that in other counties, there is a process whereby projects are placed on a work plan and are addressed and are moving through the process to become "ripe"

Affiliated With



National
Association
of Home
Builders

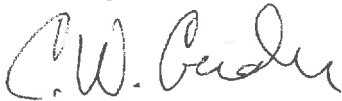


for docketing. This should be the very least commitment by Skagit County on this project at this time. Answers need to be given and planning needs to be done so that when the time comes, this project can move forward – or – if in the process of the work plan, it is found to not be feasible, that decision can be made with full knowledge of the problems, etc. that were and could be encountered for the project.

Both Burlington and Sedro Woolley are limited on expansion because of the flood plain and because of the county's policy of no net loss of farmland. This project solves both of those issues for the County. Mount Vernon has the availability to expand but that is also limited to not include surrounding farmland. All the jurisdictions in the area would benefit from this because services not found in this community would be sought in the local communities including Anacortes, Burlington, Mount Vernon, Sedro Woolley and possibly even Bellingham. So, lack of benefit to a local community should not even be considered when deliberating this issue.

Finally, if there are no provisions to allow this to move forward on a work plan over the next year, we fully support, recommend and encourage the docketing of this proposal for 2018 to get things started. We are probably looking five or more years down the road for anything to really get started physically and that gives the county time to work with the proponents in making sure this meets all the criteria of GMA and Skagit County Policies and Code. It only makes sense to start on something now to affect housing effectively in years to come.

Thank you,

A handwritten signature in black ink, appearing to read "C.W. Crider". The signature is fluid and cursive, with the first letters of the first and last names being capitalized and prominent.

Charles W. Crider

Executive Officer, Skagit/Island Counties Builders Association

From: Laura DeBruler
To: [PDS comments](#)
Subject: Comments on proposed "Skagit County's 2018 Proposed Amendments to the Comprehensive Plan and Land Use and Zoning Map"
Date: Saturday, November 18, 2017 11:24:40 PM

Board of Commissioners,

Re: P17-0414 Quaker Cove Ministries

I support the proposal to change the zoning of the Quaker Cove property from Rural Intermediate to Small Scale Recreation and Tourism. I have met people there over the years whom I have chosen to consider family. I have camped in the cabins in family, kids, teen and women's retreats since I was 6 years old. I have matured physically and spiritually over the years with my church camping family. Now I have the privilege of bringing my own daughter to share the experience, making friends for life and growing in Jesus. To keep the camp serving the community it needs cabins to replace the old cabins as the age and hopefully more cabins to increase its impact on lives and families. Please, change the zoning of the Quaker Cove property from Rural Intermediate to Small Scale Recreation and Tourism.

Sincerely,

Laura DeBruler

Laura DeBruler

lauradebruler0@gmail.com

24235 229th AVE SE

Maple Valley, Washington 98038

From: Devon Donahue
To: [PDS comments](#)
Subject: Comments on proposed "Skagit County's 2018 Proposed Amendments to the Comprehensive Plan and Land Use and Zoning Map"
Date: Saturday, November 18, 2017 6:32:38 PM

Board of Commissioners,

Re: P17-0414 Quaker Cove Ministries

I support the proposal to change the zoning of the Quaker Cove property from Rural Intermediate to Small Scale Recreation and Tourism.

My experience with Quaker Cove is as a day camp counselor and volunteer in the summers of 2016 and 2017. I came back in 2017 because the camp struck me as such a special place the preceding summer; I craved more time there. I understood Liz and Karl to have begun as directors only recently before my time in 2016, and over the span of one year they had accomplished an incredible amount. I am honored to have lent a small hand in helping them begin Quaker Cove's day camp and continue ongoing renovation.

Liz and Karl's devotion to making Quaker Cove the best it can possibly be is evident, and I don't hesitate to trust their decisions to improve it. Quaker Cove is a place of beauty, laughter, and awe to me; I have no doubt that is because of the tremendous work Liz and Karl have put into it. They serve those who visit with great care, and have earned of the trust of many with the direction of the camp. I am in complete support of rezoning Quaker Cove to allow Liz and Karl to construct a new cabin, thereby allowing them to continue the beautiful work and service they have been devoted to since they began at Quaker Cove.

Sincerely,
Devon Donahue

Devon Donahue
devon.donahue@colorado.edu
805 29th St. #401
Boulder, Colorado 80303

RECEIVED

NOV 27 2017

SKAGIT COUNTY
PDS

3998 Wind Crest Lane
Anacortes, WA 98221
November 26, 2017

To: Skagit County Planning Department
1800 Continental Place
Mount Vernon, WA 98273

Re: Ehlers request for 2018 Docketing

I realized at the Hearing the other night that while it was obvious that documents had to be developed to implement SCC 14.24.320, the County had already set the budget for 2018 and that, therefore, the docketing hearing was a pro forma pseudo public process.

Docketing requests are due at the end of July. August and September should be enough time to analyze for a docketing hearing at the end of that month. That, in turn, allows the budget process to be held at the start of December.

For this application, please choose to docket it for 2019, delete 14.24.320, or put a moratorium so no one can destroy any area of Skagit County in 2018.

Sincerely,



Carol Ehlers

FROM
CAROL
EHLERS

RECEIVED

NOV 21 2017

SKAGIT COUNTY

PDS

14.24.320 Aquifer recharge areas prohibited activities.

The following activities are prohibited in Category I areas due to the probability or potential magnitude of their adverse effects on groundwater:

- (1) Landfills, including, but not limited to, hazardous or dangerous waste disposal facilities as defined in Chapter 173-303 WAC, municipal solid waste landfills as defined in Chapter 173-351 WAC, and limited purpose landfills as defined in Chapter 173-350 WAC.
- (2) Underground injection wells. Class I, III, and IV wells and subclasses 5F01, 5D03, 5F04, 5W09, 5W10, 5W11, 5W31, 5X13, 5X14, 5X15, 5W20, 5X28, and 5N24 of Class V wells, such as:
 - (a) Agricultural drainage wells;
 - (b) Untreated sewage waste disposal wells;
 - (c) Cesspools;
 - (d) Industrial process water and disposal wells; and
 - (e) Radioactive waste disposal.
- (3) Wood treatment facilities that allow any portion of the treatment process to occur over permeable surfaces (both natural and manmade).
- (4) Facilities that store, process, or dispose of chemicals containing perchloroethylene (PCE) or methyl tertiary butyl ether (MTBE).
- (5) Facilities that store, process, or dispose of radioactive substances.
- (6) Other activities that the Administrative Official or Health Officer determines would significantly degrade groundwater quality or reduce the recharge to aquifers currently or potentially used as a potable water source or that may serve as a significant source of base flow to a flow-sensitive basin stream. The determination must be made based on credible scientific information. (Ord. O20080014 (part))

14.24.330 Aquifer recharge areas site assessment requirements.

- (1) Except as provided in Subsection (4) of this Section, the level of study for a site assessment which will be required of the applicant by the Administrative Official for a given development will be based on an initial project review by Skagit County Planning and Development Services that may also include staff from the Health Department and a County staff hydrogeologist. The standard site assessment requirements are provided in Subsection (2) of this Section. The reporting requirements for a particular project can be reduced, at the discretion of the Administrative Official or Health Officer, if it is determined that the preparation of a site assessment is not likely to provide additional information that will aid in the assessment of likely impacts to groundwater quality or quantity.
- (2) Site Assessment Requirements. Unless the scope of the site assessment has been reduced by the Administrative Official or the Health Officer, the site assessment shall satisfy the requirements of SCC 14.24.080, and shall include:
 - (a) A site plan acceptable to the Administrative Official or Health Officer, which indicates the approximate location of known or geologically representative wells (abandoned and active), springs, and surface watercourses within 1,000 feet of the project property.
 - (b) A description of the site-specific hydrogeological characteristics regarding potential impact(s) to the quantity or quality of underlying aquifer(s). At a minimum this will include a description of the lithology, depth and static water level of known underlying aquifer(s), and depiction of groundwater flow direction and patterns on the appropriate map; and
 - (c) Identification of the initial receptors of potential adverse impacts located hydraulically down-gradient and within 1,000 feet of the project or as otherwise directed by the Administrative Official or Health Officer.
- (3) Additional Site Assessment Elements. After the initial project review, 1 or more of the site assessment elements listed below may be required based upon the proposed project activity, aquifer recharge area classification, complexity of underlying hydrogeological conditions, and/or the perceived potential to adversely impact hydraulically downgradient receptors. One or more of these additional site assessment elements may also be required if the applicant chooses to demonstrate that certain mitigation measures are not necessary to protect the quantity or quality of the underlying aquifer(s), or that the project does not pose a detrimental risk to hydraulically downgradient receptors. Additional site assessment elements include:
 - (a) Lithologic characteristics and stratigraphic relationships of the affected aquifer(s) and overlying geologic units and soil types including thickness, horizontal and vertical extent, permeability, and infiltration rates of surface soils.
 - (b) Delineation of identified structural features such as faults, fractures, and fissures.

(c) Aquifer characteristics including determination of recharge and discharge areas, transmissivity, storage coefficient, hydraulic conductivity, porosity, and estimate of groundwater flow direction, velocity and patterns for the affected aquifer(s).

(d) Estimate of precipitation and evapotranspiration rates for the project area.

(e) Preparation of appropriate hydrogeological cross sections depicting underlying lithology and stratigraphy, aquifer(s), and potential or probable contaminant pathways from a chemical release.

(f) Contaminant fate and transport including probable migration pathways and travel time of potential contaminant release(s) from the site through the unsaturated zone to the aquifer(s) and through the aquifer(s), and how the contaminant(s) may be attenuated within the unsaturated zone and the aquifer(s) with consideration to advection, dispersion, and diffusion of contaminants in the groundwater.

(g) Delineation of areas potentially affected by contaminant migration on the ground surface and/or through potentially affected aquifer(s).

(h) Determination of background or existing groundwater quality underlying the project area.

(i) Development of a groundwater monitoring program to measure potential impacts of the development to underlying aquifer(s).

(j) Development of a spill plan and/or contingency plan describing the specific actions which will be taken if a release of a contaminant(s) occurs, or if groundwater monitoring results indicate a contaminant(s) from the site has entered the underlying aquifer(s).

(k) Determination of the degree of continuity between groundwater and nearby surface water including potential impacts to flows in surface water source limited (SWSL) streams and flow-sensitive basins from proposed groundwater withdrawals, and potential impacts to surface water quality from site runoff or contaminated groundwater discharge.

(l) Assessment of the potential for pumping-induced seawater intrusion.

(m) Nitrate Loading Assessment. For projects that have the potential to adversely impact groundwater quality by nitrate loading, the applicant shall test existing wells and/or required test wells for nitrate as nitrogen and calculate the current and projected future groundwater nitrate concentrations at full project build-out, at an appropriate point of compliance, as determined by project characteristics, and in a methodology approved by the County. If the calculated nitrate loading in the intended water supply equals or exceeds 5 milligrams per liter nitrate as nitrogen, the applicant shall develop a mitigation plan with the point of compliance determined based on project characteristics.

(4) Exemptions. The following activities are exempted from the provisions of this Section:

(a) Activities that legally existed on or before June 13, 1996. Expansions or changes in use shall comply with the applicable provisions of this Section.

(b) Single-family residential building permits, including accessory building permits and accessory dwelling unit (ADU) building permits, which are outside Category I areas.

(c) Residential short plats outside Category I areas where each lot is 2.5 acres or greater.

(d) Single-family residential building permits where a site assessment was required to be completed for the land division. To meet the conditions of this exemption, the applicant must comply with the recorded plat notes and the applicable mitigation measures contained in the site assessment.

(e) Activities allowed without standard critical areas review pursuant to SCC 14.24.070. (Ord.

O20080014 (part))

Chapter 70.105D RCW

HAZARDOUS WASTE CLEANUP—MODEL TOXICS CONTROL ACT

Sections

70.105D.010	Declaration of policy.
70.105D.020	Definitions.
70.105D.030	Department's powers and duties.
70.105D.040	Standard of liability.
70.105D.050	Enforcement.
70.105D.060	Timing of review.
70.105D.070	Toxics control accounts.
70.105D.900	Short title—1989 c 2.
70.105D.905	Captions—1989 c 2.
70.105D.910	Construction—1989 c 2.
70.105D.915	Existing agreements—1989 c 2.
70.105D.920	Effective date—1989 c 2.
70.105D.921	Severability—1989 c 2.

RCW 70.105D.010 Declaration of policy. (1) Each person has a fundamental and inalienable right to a healthful environment, and each person has a responsibility to preserve and enhance that right. The beneficial stewardship of the land, air, and waters of the state is a solemn obligation of the present generation for the benefit of future generations.

(2) A healthful environment is now threatened by the irresponsible use and disposal of hazardous substances. There are hundreds of hazardous waste sites in this state, and more will be created if current waste practices continue. Hazardous waste sites threaten the state's water resources, including those used for public drinking water. Many of our municipal landfills are current or potential hazardous waste sites and present serious threats to human health and environment. The costs of eliminating these threats in many cases are beyond the financial means of our local governments and ratepayers. The main purpose of *this act is to raise sufficient funds to clean up all hazardous waste sites and to prevent the creation of future hazards due to improper disposal of toxic wastes into the state's land and waters.

(3) Many farmers and small business owners who have followed the law with respect to their uses of pesticides and other chemicals nonetheless may face devastating economic consequences because their uses have contaminated the environment or the water supplies of their neighbors. With a source of funds, the state may assist these farmers and business owners, as well as those persons who sustain damages, such as the loss of their drinking water supplies, as a result of the contamination.

(4) Because it is often difficult or impossible to allocate responsibility among persons liable for hazardous waste sites and because it is essential that sites be cleaned up well and expeditiously, each responsible person should be liable jointly and severally. [1989 c 2 § 1 (Initiative Measure No. 97, approved November 8, 1988).]

*Reviser's note: For codification of "this act" [1989 c 2], see Codification Tables, Volume 0.

RCW 70.105D.020 Definitions. (1) "Department" means the department of ecology.

(2) "Director" means the director of ecology or the director's designee.

(3) "Facility" means (a) any building, structure, installation, equipment, pipe or pipeline (including any pipe into a sewer or publicly owned treatment works), well, pit, pond, lagoon, impoundment, ditch, landfill, storage container, motor vehicle, rolling stock, vessel, or aircraft, or (b) any site or area where a hazardous substance, other than a consumer product in consumer use, has been deposited, stored, disposed of, or placed, or otherwise come to be located.

(4) "Federal cleanup law" means the federal comprehensive environmental response, compensation, and liability act of 1980, 42 U.S.C. Sec. 9601 et seq., as amended by Public Law 99-499.

(5) "Hazardous substance" means:

(a) Any dangerous or extremely hazardous waste as defined in RCW 70.105.010 (5) and (6), or any dangerous or extremely dangerous waste designated by rule pursuant to chapter 70.105 RCW;

(b) Any hazardous substance as defined in RCW 70.105.010(14) or any hazardous substance as defined by rule pursuant to chapter 70.105 RCW;

(c) Any substance that, on March 1, 1989, is a hazardous substance under section 101(14) of the federal cleanup law, 42 U.S.C. Sec. 9601(14);

(d) Petroleum or petroleum products; and

(e) Any substance or category of substances, including solid waste decomposition products, determined by the director by rule to present a threat to human health or the environment if released into the environment.

The term hazardous substance does not include any of the following when contained in an underground storage tank from which there is not a release: Crude oil or any fraction thereof or petroleum, if the tank is in compliance with all applicable federal, state, and local law.

(6) "Owner or operator" means:

(a) Any person with any ownership interest in the facility or who exercises any control over the facility; or

(b) In the case of an abandoned facility, any person who had owned, or operated, or exercised control over the facility any time before its abandonment;

The term does not include:

(i) An agency of the state or unit of local government which acquired ownership or control involuntarily through bankruptcy, tax delinquency, abandonment, or

FINAL DRAFT

**SKAGIT COUNTY
COMPREHENSIVE SOLID WASTE
MANAGEMENT PLAN**

September 2004

Prepared for:

**Skagit County Public Works Department
1800 Continental Place
Mount Vernon, Washington 98273**

Prepared by:

**Green Solutions
PO Box 680
South Prairie, WA 98385-0680
(360) 897-9533**

with assistance from:

**Terrill Chang, EnviroMech
and Clinton S. Stanovsky**

Draft

**Skagit County
Comprehensive Solid Waste
Management Plan Update and Draft
Environmental Impact Statement**



November 1992



Skagit County Public Works Department

MEMORANDUM

From the Desk of:
Gary K. Fawver
1201 Fulton St. #2
Newberg, Oregon 97132
Gary cell: 503 538-2725
email: gary@fawver.net

RECEIVED
NOV 21 2017
SKAGIT COUNTY
PDS

November 16, 2017

To whom it may concern re: Quaker Cove Camp

My name is Gary Fawver. My entire career has been assisting youth, adults and families to experience the benefits of being outdoors, and promoting Christian camping. I served for 20 years as the first director of Tilikum, a Friends camp near Newberg, Oregon. I was on the board of directors at Twin Rocks Friends Camp in Rockaway, Oregon, for many years. Some years ago I retired as professor emeritus of outdoor ministries at George Fox University in Newberg. Over many decades I have been active in the American Camping Association and Christian Camp and Conference Association.

Since the 1970s I have been involved with Quaker Cove, which has a long history of camping with Friends churches in the Puget Sound area. What a beautiful outdoor environment in which to develop a camp! Due to a lack of leadership over the last 30 years the camp has indeed fallen into disrepair and experienced minimal use. In the late 1970s I was asked to serve as a consultant, and met with the board several times. I provided recommendations to assist the camp in upgrading its facilities and programs and increasing its board management effectiveness. Each time I met with the board I emphasized that the camp would succeed only if committed and experienced "on site" leadership came into the picture. I have been greatly encouraged with the leadership of Karl and Liz Seume. Their goal is to bring Quaker Cove into the 21st century. I believe the rezoning application is proof of that desire. In the short time they have been on the camp property, improvements have been made in facilities, programs and board management. The Seumes have already offered new programs that enhance the lives of children and youth in the Anacortes area. I fear that if Quaker Cove fails in its rezoning attempt, the board will not be able to make necessary changes to maintain a viable camp, and may have no option but to close the camp and possibly sell the property. That indeed would be a significant setback for the camping effort of Quakers in the Northwest, particularly in the Puget Sound area.

I believe that Quaker Cove will continue to take its place with the other Northwest Friends camps in providing quality outdoor experiences for Friends and other churches and groups if it is given the chance to develop its plans.

Sincerely,

Gary K. Fawver

From: Nicole Fawver
To: [PDS comments](#)
Subject: Comments on proposed "Skagit County's 2018 Proposed Amendments to the Comprehensive Plan and Land Use and Zoning Map"
Date: Friday, November 17, 2017 12:40:23 PM

Board of Commissioners,

Re: P17-0414 Quaker Cove Ministries

I support the proposal to change the zoning of the Quaker Cove property from Rural Intermediate to Small Scale Recreation and Tourism.

I got the chance to volunteer at Quaker Cove a year ago and fell in love with this camp and the budding possibilities for growth! They do an amazing job connecting with and pouring into the lives of the community. If given the chance to grow and develop, I am positive that their impact will only get better and stronger, as they are able to accommodate more people.

Nicole Fawver
alittlecattywampus@gmail.com
9395 NE Red Hills Rd
Dundee, OR, Oregon 97115

Skagit County's 2018 Proposed Amendments to the Comprehensive Plan and Land Use and Zoning Map

Re: P17-0414 Quaker Cove Ministries

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

RECEIVED

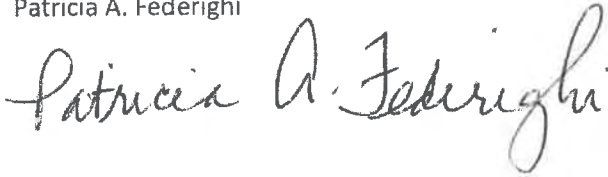
NOV 21 2017

**SKAGIT COUNTY
PDS**

Skagit County Board of Commissioners,

My name is Patricia Federighi, and I serve on the Quaker Cove Board of Directors. I represent North Seattle Friends Church and am named as the board treasurer. As a board member, I affirm we have no plan, intention, or desire to sell the Quaker Cove property. We are applying to rezone the camp in the hope that it will have an appropriate zoning that reflects the current and historical use of the property and that will allow us to redevelop our current facilities to be more functional. While we have the desire to grow the ministry of the camp, our goal is to do so on a small scale, while preserving the wooded areas of the camp and protecting the natural beauty of the land.

Patricia A. Federighi



21004 44th Ave W.
Lynnwood WA 98036

November 16, 2017

Skagit County's 2018 Proposed Amendments to the Comprehensive Plan and Land Use and Zoning Map
Re: P17-0414 Quaker Cove Ministries

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

Skagit County Board of Commissioners,

My name is Jonathan Fodge, and I am the pastor of Peninsula Evangelical Friends Church, at Agnew (between Sequim and Port Angeles, WA. As a pastor at one of the five Quaker churches of the Puget Sound Area of Northwest Yearly Meeting of Friends and as such a church that owns Quaker Cove, I affirm that Quaker Cove has no plan, intention, or desire to sell the property. Our application to rezone the camp is indicative of the hope to be in an appropriate zoning that reflects the current and historical use of the property, allowing us to update our current facilities so that they might be better able to serve the needs of our camps and retreats. While we have the desire to grow the ministry of the camp, our goal is to do so on a small scale, while preserving the wooded areas of the camp and protecting the natural beauty of the land.

Thank you for your consideration in this matter of great importance to our constituents.

Sincerely,

Jonathan Fodge

Dr. Jonathan D Fodge, Pastor
Peninsula Evangelical Friends Church at Agnew
1291 N. Barr Rd
Port Angeles, WA 98362
360-452-9105 office
pefchurch@gmail.com
www.sermonaudio.com/pefc
www.pefcpa.com

RECEIVED
NOV 21 2017
SKAGIT COUNTY
PDS

From: Jeanine Selix Ford
To: [PDS comments](#)
Subject: Comments on proposed "Skagit County's 2018 Proposed Amendments to the Comprehensive Plan and Land Use and Zoning Map"
Date: Saturday, November 18, 2017 11:40:34 AM

Board of Commissioners,

Re: P17-0414 Quaker Cove Ministries

I support the proposal to change the zoning of the Quaker Cove property from Rural Intermediate to Small Scale Recreation and Tourism.

My family and church community have been involved with Quaker Cove for all of my life and I recognize it's value not only to our faith community and family but also to the local area community who have recently become involved through outdoor education camps, local community work projects and various smaller retreats and camps. Quaker Cove is a valuable and growing asset for the local area and should be zoned in such a way that supports practical growth and improvement that will attract and support even more involvement from the local community members and to attract more tourism in a way that supports and protects the beauty of the area.

I would also like to note that the current directors have demonstrated that they are not only responsibly developing and doing upkeep and repairs at the camp but are proactive in creating a culture of local involvement and ownership of the camp by community members and business owners in the area.

Jeanine Selix Ford
Jeanineselix@gmail.com
7906 NW Bacon Road
Vancouver, Washington 98665

From: Rachel Foss
To: [PDS comments](#)
Subject: Comments on proposed "Skagit County's 2018 Proposed Amendments to the Comprehensive Plan and Land Use and Zoning Map"
Date: Sunday, November 19, 2017 10:33:11 PM

Board of Commissioners,

Re: P17-0414 Quaker Cove Ministries

I support the proposal to change the zoning of the Quaker Cove property from Rural Intermediate to Small Scale Recreation and Tourism.

Quaker Cove has a fantastic location, with beach access, level fields for playing games, beautiful views of the water and islands, gardens and even lodging for guests. However, many of the facilities have become a bit run-down over the years, and some need to be replaced, not just renovated. Please rezone the camp property to allow the stewards of the camp to improved the facilities and make the property even better for guests and staff.

Rachel Foss
fossyoak@gmail.com
2219 28th St.
Anacortes, Washington 98221

RECEIVED

NOV 27 2017

SKAGIT COUNTY
PDS

Date: November 27, 2017

To: Skagit County Commissioners

Subject: Quaker Cove Retreat (QCR) Rezone Docketing P17-0414

From: Art Fournier

Re: No for the above project docketing

The new Directors of the Quaker Cove Retreat arrived in April of 2016. Immediately after, they installed a new sign advertising their new practices. The new sign reads: "Quaker Cove camps and retreats."

The new QCR has proceeded to convert the pre-existing humble Church family Retreat into a fast moving, highly dense, highly frequented, employee driven, profit making operation. These new practices are incompatible with the Gibraltar Rd. neighborhood and South Fidalgo Island. They conflict with the rural intermediate zoning requirements and the previous non-obtrusive non-conforming use.

The reason why the existing buildings are claimed to be unfit for the new programs is because the new practices are beyond the original intent and practices at the Retreat. As an example, Subscribers to Air Bed and Breakfast demand City style accommodations.

Art Fournier

14785 Gibraltar Rd

Anacortes, WA 98221

From: Linda Freeman
To: [PDS comments](#)
Subject: Comments on proposed "Skagit County's 2018 Proposed Amendments to the Comprehensive Plan and Land Use and Zoning Map"
Date: Saturday, November 18, 2017 10:47:37 AM

Board of Commissioners,

Re: P17-0414 Quaker Cove Ministries

I support the proposal to change the zoning of the Quaker Cove property from Rural Intermediate to Small Scale Recreation and Tourism.

Linda Freeman
lindajojo28@hotmail.com
2361 sw 341st pl
Federal Way , Washington 98023

From: [Kathy Jewell](#)
To: [Stacie Pratschner](#)
Subject: FW: Avalon
Date: Wednesday, November 01, 2017 9:30:34 AM

FYI

Sincerely,

Kathy Jewell
Administrative Coordinator
Skagit County Planning and Development Services
direct: 360-416-1338
www.skagitcounty.net/planning

-----Original Message-----

From: Vicky Gonzalez On Behalf Of Commissioners
Sent: Tuesday, October 31, 2017 8:24 AM
To: PDS comments
Subject: FW:

Please see below.

Vicky Gonzalez, Administrative Coordinator Skagit County Commissioners' Office
1800 Continental Place, Suite 100
Mount Vernon, WA 98273
(360) 416-1311 / vickyg@co.skagit.wa.us

-----Original Message-----

From: 3608780598@vzwpix.com [<mailto:3608780598@vzwpix.com>]
Sent: Monday, October 30, 2017 7:14 PM
To: Commissioners
Subject:

Friends of Skagit County and my household oppose the approval of the proposed 8,500 home Avalon Fully Contained Community on Butler hill

From: Hannah Gbenro
To: [PDS comments](#)
Subject: Comments on proposed "Skagit County's 2018 Proposed Amendments to the Comprehensive Plan and Land Use and Zoning Map"
Date: Saturday, November 18, 2017 6:26:00 PM

Board of Commissioners,

Re: P17-0414 Quaker Cove Ministries

I support the proposal to change the zoning of the Quaker Cove property from Rural Intermediate to Small Scale Recreation and Tourism.

Quaker Cove has the potential to grow and bring in tourists as a retreat center. With this change, they can better support our region, and the local community.

Please contact me with any questions you have.

- Hannah

Hannah L. Gbenro, EdD
253.376.4062

Hannah Gbenro
hannahgbenro@gmail.com
4009 East N St
Tacoma , Washington 98404

From: Iris Gegen
To: [PDS comments](#)
Subject: Comments on proposed "Skagit County's 2018 Proposed Amendments to the Comprehensive Plan and Land Use and Zoning Map"
Date: Monday, November 20, 2017 9:32:36 PM

Board of Commissioners,

Re: P17-0414 Quaker Cove Ministries

I support the proposal to change the zoning of the Quaker Cove property from Rural Intermediate to Small Scale Recreation and Tourism.

Iris Gegen
egegen@comcast.net
2015 N avenue
Anacortes , Washington 98221

From: Karen Gerlach
To: [PDS comments](#)
Subject: Comments on proposed "Skagit County's 2018 Proposed Amendments to the Comprehensive Plan and Land Use and Zoning Map"
Date: Saturday, November 18, 2017 12:42:21 PM

Board of Commissioners,

Re: P17-0414 Quaker Cove Ministries

Quaker Cove is an important resource in this community. It provides a wonderful place for summer camps for children and teens as well as a place for other gatherings. Karen Gerlach
I support the proposal to change the zoning of the Quaker Cove property from Rural Intermediate to Small Scale Recreation and Tourism.

Karen Gerlach
rkgerlach@msn.com
4607 Guemed View
Anacortes, Washington 98221

From: Susan Gilbertson
To: [PDS comments](#)
Subject: Comments on proposed "Skagit County's 2018 Proposed Amendments to the Comprehensive Plan and Land Use and Zoning Map"
Date: Saturday, November 18, 2017 5:59:57 PM

Board of Commissioners,

Re: P17-0414 Quaker Cove Ministries

I support the proposal to change the zoning of the Quaker Cove property from Rural Intermediate to Small Scale Recreation and Tourism.

I chose to move to Anacortes in 2015. I was convinced of the value of the endeavour of my son Karl Seume and daughter in law Liz Seume to commit their lives to directing Quaker Cove and I wished to live nearby to support them. As well I was attracted to the beauty of this area and the strength of the Anacortes community as shown through it's vibrant downtown, many well visited festivals, active senior community, quality hospital and schools. I bought a home here and am very happy living in this community. I am frequently at the camp caring for the young children of the directors or helping in their new raised bed garden (built by volunteers) or in the kitchen (they have a great cook but are greatly in need of an update to the kitchen/dining facilities). I have witnessed the incredible growth and improvements to this camp over the past two years through the hard work of many Fidalgo Island residents and churches and the Puget Sound Quaker community under the wider guidance of the Quaker Cove Board of Directors and the incredible perseverance and organization of Karl and Liz Seume. Quaker Cove is providing a local and beautiful place for children and youth to learn and grow positively in nature and in interaction with each other. It also provides a space for communities of many different ages to be strengthened by coming together and sharing in the camp atmosphere, work and fun. And thus for the Anacortes/Fidalgo Island community to be strengthened.

I believe Quaker Cove camp does, and will even more so in the future, contribute very positively to the health and attractiveness of Anacortes and Fidalgo Island and request, as a homeowning Anacortes resident, that you rezone the camp property to allow for practical, safe and attractive use of the camp.

Sincerely,
Susan Gilbertson

Susan Gilbertson
gilbertsonsusan7@gmail.com
1310 17th St.
Anacortes, Washington 98221

From: Susan Goss
To: [PDS comments](#)
Subject: Comments on proposed "Skagit County's 2018 Proposed Amendments to the Comprehensive Plan and Land Use and Zoning Map"
Date: Tuesday, November 21, 2017 4:09:29 PM

Board of Commissioners,

Re: P17-0414 Quaker Cove Ministries

I support the proposal to change the zoning of the Quaker Cove property from Rural Intermediate to Small Scale Recreation and Tourism.

Quaker Cove has always been a supportive member of the Skagit-Island community, hosting groups and families, offering camping and classes, giving back and sharing.

For the past few years they have allowed Greenwood Tree Educational Cooperative to hold Outdoor Ed classes, retreats and Community events at Quaker Cove. We would be at a real loss without them!

Sincerely, Susan Goss
Greenwood Tree Administrative Coordinator

Susan Goss
goss4good@gmail.com
818 Sterling Street
Sedro Woolley, Washington 98284

From: John Guimond
To: [PDS comments](#)
Subject: Comments on proposed "Skagit County's 2018 Proposed Amendments to the Comprehensive Plan and Land Use and Zoning Map"
Date: Sunday, November 19, 2017 9:46:16 AM

Board of Commissioners,

Re: P17-0414 Quaker Cove Ministries

I support the proposal to change the zoning of the Quaker Cove property from Rural Intermediate to Small Scale Recreation and Tourism.

John Guimond
hobo@reachone.com
Pob 931
Long Beach, Washington 98631

From: Kristen Hager
To: [PDS comments](#)
Subject: Comments on proposed "Skagit County's 2018 Proposed Amendments to the Comprehensive Plan and Land Use and Zoning Map"
Date: Friday, November 17, 2017 1:45:33 PM

Board of Commissioners,

Re: P17-0414 Quaker Cove Ministries

I support the proposal to change the zoning of the Quaker Cove property from Rural Intermediate to Small Scale Recreation and Tourism.

My kids have enjoyed the Quaker Cove summer camp the last two years and love the activities they offer there. We have attended several functions at the camp and love their attention to providing wholesome activities for families.

Kristen Hager
kris_dunn@hotmail.com
3407 Cedar Glen Way
Anacortes, Washington 98221

From: Delonna Halliday
To: [PDS comments](#)
Subject: Comments on proposed "Skagit County's 2018 Proposed Amendments to the Comprehensive Plan and Land Use and Zoning Map"
Date: Sunday, November 19, 2017 8:20:15 PM

Board of Commissioners,

Re: P17-0414 Quaker Cove Ministries

I support the proposal to change the zoning of the Quaker Cove property from Rural Intermediate to Small Scale Recreation and Tourism.

This camp has been a central part of who I am. As a child I came here to learn about nature, God, and especially friendships. As a teen and young adult I learned leadership and independence. As a mother, I watch my children grow in the ways they only can when away from home. We create memories to meld into those of my own childhood.

We need the camp to be able to grow with "the times." It is there to serve people. It cannot continue to serve if it can't increase capacity by changing the footprint of buildings. Failing to change I fear will eventually mean selling the land. And I believe the land would be valuable to others who would not wish to keep it as a camp. We have generations of memories tied into that location. We love the tunnel, the solitude, the beach with its changing textures. We want to keep it as a peaceful retreat for generations to come. As Quakers, we do not believe one place is more holy than another, however, I do think we agree Quaker Cove is a special place.

It will always be our intent to be a good neighbor who respects the families near us. Allowing us to make this change will allow us to continue in that direction.

If I can be of any other service, please contact me.

With a hopeful heart,
Delonna Halliday

Delonna Halliday
delonnah@gmail.com
4016 Fawcett ave
Tacoma, Washington 98418



Patrol and Reconnaissance Wing Ten (CPRW-10)



WING CHAPLAIN

3560 N. CHARLES PORTER AVE
OAK HARBOR, WA 98277

(360)914.8447 -CELL

edwin.handley@navy.mil

1730.00

November 21, 2017

Skagit County Commissioner
1800 Continental Pl # 100,
Mount Vernon, WA 98273

RECEIVED

NOV 21 2017

**SKAGIT COUNTY
PDS**

Dear Commissioner:

SUBJECT: Letter ISO Quaker Cove Rezoning Application

I am a chaplain assigned to Patrol and Reconnaissance Wing-10 at Naval Air Station Whidbey Island. Our Wing has partnered with Quaker Cove (QC) in several capacities. We have volunteered no less 800 hours in community service and beautification projects at QC and QC has continued to support the men and women of our Wing through their outreach and facilities.

The facility managers of QC, Karl and Liz Sueme are the most outstanding citizens in our community and we do not have a finer facility in our county that services our citizens and naval personnel to the degree that Quaker Cove does.

For these reasons I am supporting QC's request for rezoning without any reservations and I am grateful for the Counties' interest and support in the great things that QC is doing for our community.

Sincerely,

Edwin Y. Handley
COMMAND CHAPLAIN

Ps: I apologize for not being in attendance at today's hearing, I wanted to be there to support QC, however I was not able to adjust my schedule.

From: Gretchen Hanson
To: [PDS comments](#)
Subject: Comments on proposed "Skagit County's 2018 Proposed Amendments to the Comprehensive Plan and Land Use and Zoning Map"
Date: Saturday, November 18, 2017 9:26:49 PM

Board of Commissioners,

Re: P17-0414 Quaker Cove Ministries

I support the proposal to change the zoning of the Quaker Cove property from Rural Intermediate to Small Scale Recreation and Tourism.

The camp has in two short years provided many opportunities for all ages in our community to grow together and experience the beauty of God's creation. I have personally given several hours of volunteer help to make the once dilapidated camp functional. Liz and Karl have devoted themselves tirelessly to the improvement of this camp. This camp is a wonderful gift to the Fidalgo Island community.

Rezoning will allow Quaker Cove to continue to improve it's facilities so more people can enjoy it!

Gretchen Hanson
gretchenhanson@hotmail.com
2309 17th St.
Anacortes, Washington 98221

From: Nate Hanson
To: [PDS comments](#)
Subject: Comments on proposed "Skagit County's 2018 Proposed Amendments to the Comprehensive Plan and Land Use and Zoning Map"
Date: Saturday, November 18, 2017 6:16:13 PM

Board of Commissioners,

Re: P17-0414 Quaker Cove Ministries

I support the proposal to change the zoning of the Quaker Cove property from Rural Intermediate to Small Scale Recreation and Tourism.

They need bathrooms in the cabins and winterized cabins so they can host campers all year. Please make a speedy change to their status so they can serve our community better. Quaker Cove is a real asset to this area! Thanks!

Nate

Nate Hanson
n8hanson@hotmail.com
2309 17th Street
Anacortes , Washington 98221

From: Merry Harmon-Penna
To: [PDS comments](#)
Subject: Comments on proposed "Skagit County's 2018 Proposed Amendments to the Comprehensive Plan and Land Use and Zoning Map"
Date: Friday, November 17, 2017 8:32:46 PM

Board of Commissioners,

Re: P17-0414 Quaker Cove Ministries

I support the proposal to change the zoning of the Quaker Cove property from Rural Intermediate to Small Scale Recreation and Tourism.

I have volunteered and attended camps at Quaker Cove each year since the early 1980's. I have seen the positive affect that this camp has had on hundreds of lives, as well as with my children and myself. As a volunteer, we have always worked very hard to cooperate with the neighbors in the surrounding area to make sure that we didn't "bother" them (such as late night noises) and that we worked together. This camp is valuable to the community as well to countless ones of us who have benifited from enjoying the wonderful creation it is.

Please consider this request carefully and realize the number of lives this camp has helped through the years.

Thank you for your time.

Merry Harmon-Penna

Merry Harmon-Penna
merryot@gmail.com
2205 Hwy 702. S.
Roy, Washington 98580

October 23, 2017



Ron Wesen, Commissioner
District #1
1800 Continental Place, Suite 100
Mount Vernon, WA 98273



Dear Commissioner Wesen,

Like Groundhogs Day, here we are again at your doorstep seeking your consideration for docketing for the Avalon Planned Unit Development. While I continue to question the merits of requiring approval from the regional mayors, whose sole political obligation is to represent the constituents within their city and not necessarily the residents of Skagit County, we have continued to invest time, money and energy to protect an opportunity the County would be remiss to not preserve going forward.

While the counties surrounding Skagit continue to benefit from a growing economy, Skagit County remains relatively stagnant. The shortage of available housing continues to generate headlines in the local paper. The business community, whether that be industrial or consumer related, continues to be underserved. EDASC publishes articles identifying the lack of housing is a significant limiting factor in their efforts to attract businesses here. Whether you speak with the local builders, realtors, suppliers or the business community in general, the story remains the same. The push for housing with wells and septic fields, devouring 5 to 20 acres per residence marches forward. Our streams and fertile shoreline industries continue to be under duress from urban sprawl. And we wait for the collection of Mayors to act on the interest of Skagitonians as a whole.

From our perspective, we are simply asking for the opportunity to submit an application and see if what we ultimately propose is in fact in the best interest of Skagit County. Some things are easy to evaluate. Like having new housing serviced by utilities, in this case utilizing services that already exist. Protecting Agricultural or resource land, engineering drainage systems to mitigate impacts on neighboring land, developing near existing transportation corridors, including the needs of the local school districts in your designs, and transforming a large acreage to best meet the short and long term needs of the citizens of Skagit Valley.

But only by supporting our efforts to 'Docket' our project can we truly assess whether or not such a development is actually in the best interest. How the local needs are integrated into the overall design should determine whether or not this project is desirable. How the story is developed, and to whom it may benefit is yet to be determined. Much input is needed before that story is prepared to be told. But unless the project is docketed, the story will never be developed.

We have reached out to a significant number of citizens within the business community throughout the Valley and have not yet encountered anyone who thinks it would be a bad idea. Sure those parties exist, and their opinions and concerns deserve to be heard, and addressed, through an extensive EIS process.

AVALON GOLF LINKS

19345 Kelleher Road, Burlington, WA 98233-9503
(360) 757-1900 • 1-800-624-0202 • FAX: (360) 757-2555
www.avalonlinks.com

Ron Wesen, Commissioner

October 23, 2017

Page # _____

As you are aware, we have remained patient, both as developers and property owners. We have done virtually all we can to preserve the opportunity you see here and now. But time is running out as the land owners' change and our ability to hold this property together withstands the impact of these individual changes.

As all three of you Commissioners understand better than all of us, the opportunity here to responsibly address a current and future need within Skagit County is within your grasp. But leadership is needed. Consider the number of respected citizens who recognize this opportunity as the Counties best available option. The original author, Mike Crawford, certainly comes to mind as someone who cares deeply for his local community. When I met him while developing Avalon in 1988, he let me know that in time this hill would be home to residents. Nearly 30 years later and here we are continuing the conversation, lacking only the commitment of leadership to actually accomplish this consideration.

And so, on this year's Ground Hog Day, I write with a personal appreciation of the support you have shown us to date and a sincere request that you take a moment and reach out to the policy makers and use your influence to persuade them to choose the interest of Skagit Valley and allow the project to be docketed. Once docketed, the process of understanding the greater needs of the varied interested parties and integrating those ideas into a plan for submittal and review can occur.

Sincerely,



Ron Hass

From: jim hawthorne
To: [PDS comments](#)
Subject: Comments on proposed "Skagit County's 2018 Proposed Amendments to the Comprehensive Plan and Land Use and Zoning Map"
Date: Saturday, November 18, 2017 11:40:34 AM

Board of Commissioners,

Re: P17-0414 Quaker Cove Ministries

I support the proposal to change the zoning of the Quaker Cove property from Rural Intermediate to Small Scale Recreation and Tourism.

I am a member of one of the owning Churches of Quaker Cove. My family have participated in several retreats and camps over the years. But more than that, I've watched Quaker Cove consistently provide programming and opportunities of value to people through out Western Washington. More recently, I've become aware of plans and energy that will not only strengthen their value to Western Washington, but perhaps more importantly to the Commissioners, will enhance their value as a welcome feature of Skagit County.

jim hawthorne
jlhplus3@hotmail.com
3706 49th ave. n.e.
tacoma, Washington 98422

From: Valerie Hawthorne
To: [PDS comments](#)
Subject: Comments on proposed "Skagit County's 2018 Proposed Amendments to the Comprehensive Plan and Land Use and Zoning Map"
Date: Saturday, November 18, 2017 10:45:52 AM

Board of Commissioners,

Re: P17-0414 Quaker Cove Ministries

I support the proposal to change the zoning of the Quaker Cove property from Rural Intermediate to Small Scale Recreation and Tourism. The Quaker Cove has been a huge part of my life and community and it deserves the ability to continue to improve itself with this rezoning. They need this so that they can make the grounds and even better part of the community for others to come and enjoy.

Valerie Hawthorne
vehplus3@gmail.com
4600 16th St E Apt R205
Fife, Washington 98424

From: Emily Hayden
To: [PDS comments](#)
Subject: Comments on proposed "Skagit County's 2018 Proposed Amendments to the Comprehensive Plan and Land Use and Zoning Map"
Date: Saturday, November 18, 2017 2:19:29 PM

Board of Commissioners,

Re: P17-0414 Quaker Cove Ministries

I support the proposal to change the zoning of the Quaker Cove property from Rural Intermediate to Small Scale Recreation and Tourism.

Emily Hayden
emzer52@yahoo.com
1661 Shindig Dr
Missoula, Montana 59808

From: David Helland
To: [PDS comments](#)
Subject: Comments on proposed "Skagit County's 2018 Proposed Amendments to the Comprehensive Plan and Land Use and Zoning Map"
Date: Friday, November 17, 2017 6:54:17 PM

Board of Commissioners,

Re: P17-0414 Quaker Cove Ministries

I support the proposal to change the zoning of the Quaker Cove property from Rural Intermediate to Small Scale Recreation and Tourism.

David Helland
davehelland@outlook.com
1101 Stockwell Street
Aberdeen, Washington 98520

From: Kate Helmreich
To: [PDS comments](#)
Subject: Comments on proposed "Skagit County's 2018 Proposed Amendments to the Comprehensive Plan and Land Use and Zoning Map"
Date: Sunday, November 19, 2017 9:18:50 PM

Board of Commissioners,

Re: P17-0414 Quaker Cove Ministries

I support the proposal to change the zoning of the Quaker Cove property from Rural Intermediate to Small Scale Recreation and Tourism. My children attended the camp there this summer and loved it. It is truly a gem.

Kate Helmreich
katherine.helmreich@gmail.com
1800 copper pond place
Anacortes , Washington 98221

From: Daniela Hines
To: [PDS comments](#)
Subject: Comments on proposed "Skagit County's 2018 Proposed Amendments to the Comprehensive Plan and Land Use and Zoning Map"
Date: Friday, November 17, 2017 2:34:40 PM

Board of Commissioners,

Re: P17-0414 Quaker Cove Ministries

I support the proposal to change the zoning of the Quaker Cove property from Rural Intermediate to Small Scale Recreation and Tourism.

In my personal experience Quaker Cove has been a great place for my family to enjoy outdoor time and fellowship with friends and people in our community. Our children have gone to summer camp there twice in the past year and had a wonderful time. They learn so many things, from gardening, to building boats, buildings, structures, to singing and exploring the beach. More importantly they made friends and memories for a life time. I believe that Skagit county and its neighboring communities can only benefit from a place like Quaker Cove. It offers a variety of community building events through out the year and an affordable place for people to vacation. The current care takers of Quaker Cove have done an amazing job reviving that land and making in so people can have live enriching experiences there. I couldn't imagine living in this area without Quaker Cove and all it has to offer, therefore, I fully support the rezoning of the area so it can continue to flourish and encourage people to connect with nature.

Daniela Hines
danielahines@gmail.com
3605 Cedar Glen Way
Anacortes, Washington 98221

From: Connie Hoff
To: [PDS comments](#)
Subject: Comments on proposed "Skagit County's 2018 Proposed Amendments to the Comprehensive Plan and Land Use and Zoning Map"
Date: Saturday, November 18, 2017 3:28:19 PM

Board of Commissioners,

Re: P17-0414 Quaker Cove Ministries

I support the proposal to change the zoning of the Quaker Cove property from Rural Intermediate to Small Scale Recreation and Tourism.

Connie Hoff
halcon2@comcast.net
P O Box 1164 (2901 I Ave)
Anacortes, Washington 98221

From: Harold Hoff
To: [PDS comments](#)
Subject: Comments on proposed "Skagit County's 2018 Proposed Amendments to the Comprehensive Plan and Land Use and Zoning Map"
Date: Sunday, November 19, 2017 8:23:07 AM

Board of Commissioners,

Re: P17-0414 Quaker Cove Ministries

I support the proposal to change the zoning of the Quaker Cove property from Rural Intermediate to Small Scale Recreation and Tourism.

Harold Hoff
halcon2@comcast.net
P O Box 1164 (2901 I Ave,)
Anacortes, Washington 98221

From: Martha Ireland
To: [PDS comments](#)
Subject: Comments on proposed "Skagit County's 2018 Proposed Amendments to the Comprehensive Plan and Land Use and Zoning Map"
Date: Sunday, November 19, 2017 9:01:39 PM

Board of Commissioners,

Re: P17-0414 Quaker Cove Ministries

I support the proposal to change the zoning of the Quaker Cove property from Rural Intermediate to Small Scale Recreation and Tourism.

I am recording clerk at Peninsula Evangelical Friends Church, one of the owner churches of Quaker Cove, and have volunteered as staff for children's camps at the Cove over the past 30+ years, most recently in the summer of 2016.

This property has been in use as a small scale recreation and tourism site, dating back to before the advent of zoning.

The proposed rezone is highly appropriate and will contribute to Skagit County's visitor and tourism economy. The rezone will enable improvements to the property that will enhance the neighborhood.

I encourage your approval.

Thank you for your consideration.

Martha Ireland
irelands@olypen.com
20 Spath Rd.
Sequim, Washington 98382

Lynn Keating
14715 Gibraltar Road
Anacortes, WA 98221

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NOV 21 2017
SKAGIT COUNTY
PDS

November 21, 2017

To Whom it Concerns:

Re: P17-0414 Quaker Cove Ministries

My name is Lynn Keating; I live at the above address, across the street from Quaker Cove (QC). In 1966 my grandparents bought the house I currently live in and remained until 2008. From 2008 until 2013 my parents and I stayed in the house regularly as we visited and cared for my grandfather in an assisted- living facility. I moved to the house in 2014 and still live there. My driveway is directly across the street from the QC office and main parking lot. My property borders theirs on two sides and my deck directly faces their beach property.

During my grandparents' entire history of living by QC, I believe there was a congenial relationship between them and staff. I even remember using the QC beach trail and walking through the tunnel during the seventies. After 2008, when nobody lived in our house, the QC caretaker and another neighbor watched the property, letting us know if they saw anything suspicious. The exact property borderline has never been clear so when an issue arose and there was uncertainty about whose property was involved (e.g., a tree near the border needed to be cut down) the two parties came up with a solution that was mutually agreed upon.

One year after I moved into what was formerly my grandparents' home, Liz and Karl Seume moved to QC and became camp caretakers, administrators, directors, and cooks. From the beginning it was clear that Liz and Karl were invested in the success of Quaker Cove as a Christian camp and in being part of the neighborhood and the Anacortes community. I met Karl when he brought me two crabs from his pots on Similk Bay. I met Liz and their kids few months later when she brought me lettuce from their garden. From the time they arrived they talked about their plans for the camp grounds and the programs they wanted to offer.

As a neighborhood we started to see more group activities and families staying in cabins after the Seumes moved in. This friendly activity was a welcome change to the area. Our neighborhood is somewhat spread out and the nearest house to me on the opposite side from QC has no permanent residents so I've felt safer having more people around. There has never been traffic congestion resulting from camp groups. In fact, drivers go slower than the speed limit when they see campers by the road and when someone in front of them slows to pull into the QC parking lot. People often exceed the speed limit on our street so this extra activity makes it safer as we are cross the street or walk along the road which has no sidewalks. I also find less trash on the beach now despite there being more visitors.

Keating, P.

Because the Seumes have welcomed us as neighbors to use their trails and beach property I have met and enjoyed conversations with several QC campers and was even invited to dinner by one couple. At the camp I've also met two of our neighbors who I hadn't met before. And once, when something occurred in my home that made it unhealthy to be in, I stayed in a cabin. I've volunteered at QC and have attended open house, dessert banquet, and campfire events. A family down the street has created a neighborhood watch group and the Seumes have offered "the Cove" as a meeting place. QC has gone from being a plot of beautiful but rarely used land to a gathering place for neighbors, friends, church groups, schools, educational groups, and children.

My understanding is that the goal of QC staff and board of directors is to raise the capacity of the camp so that more, larger, and more diverse groups can rent it allowing the camp income to economically sustain a small staff as well as the facilities and the land. I also seem to recall one of them telling me that if they can't generate enough business that Quaker Cove Corporation will need to sell the land. Most of the neighbors and I do not want this to happen.

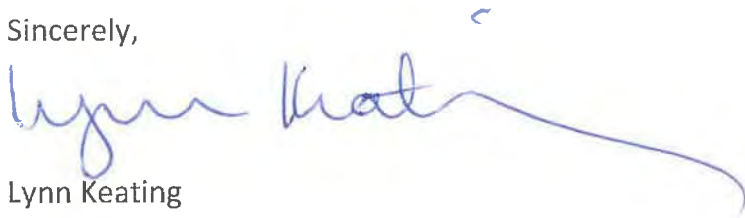
There may be some concern by people who think these rezoning efforts are for the purpose of selling the land to a developer or that the new zoning might lead to that in the future. However, if QC is rezoned then I don't believe this will ever be an issue. Karl and Liz succeed in the things they set out to do. In 2015 they left jobs in Germany and moved here with two toddlers and one infant and without guaranteed income from working at QC. Since then they have raised money to support the camp (which included their own salaries and lodging for interns) and to improve the facilities. They have also increased the number of visitors to QC, developed the camp programs, and helped to create community in Anacortes. While doing all of this they had two more babies, became actively involved in their church groups, and helped many people in times of need.

Over the past two years I've gotten to know Karl, Liz and their children as a volunteer, a resident, a neighbor and a friend. I always feel welcome at QC events and in the Seume home. They are dedicated to their missions of saving Quaker Cove and helping others. QC land is spiritual and I believe will always be used for spiritual purposes. The Seumes and QC board of directors have good intentions and I believe they will succeed.

I hope you will strongly consider my family's experiences with QC over the past 51 years as described above and allow the rezoning to proceed. The end of Quaker Cove would be a great loss to the Christian community, Washington, Anacortes, our neighborhood and to me personally.

I appreciate your time and consideration.

Sincerely,

A handwritten signature in blue ink that reads "Lynn Keating". The signature is fluid and cursive, with a long horizontal flourish extending to the right.

Lynn Keating

From: Anna Knox
To: [PDS comments](#)
Subject: Comments on proposed "Skagit County's 2018 Proposed Amendments to the Comprehensive Plan and Land Use and Zoning Map"
Date: Saturday, November 18, 2017 7:27:00 PM

Board of Commissioners,

Re: P17-0414 Quaker Cove Ministries

I support the proposal to change the zoning of the Quaker Cove property from Rural Intermediate to Small Scale Recreation and Tourism.

Quaker Cove is one of my favorite places:

I have many fond memories of going to Quaker Cove. I went to kid's camp, youth camp, and also volunteered as a counselor there for many years.

To me Quaker Cove is a true gem nestled in Anacortes, it is a safe, fun, cultivating space where people from all walks of life grow and become better; enriching not only themselves but the lives of others and their communities.

As a child it was the one place I looked forward to going to all year, a place where people were equal and everyone had value, a place where everybody was your friend. To this day I still talk with people I went to camp with 25+ years ago.

Even though I and a lot of people love this place, it still requires rezoning. Cabins need to be updated, bathrooms installed, and more space is needed.

The world can be a difficult place, but I am hoping that rezoning is possible, so that as many kids in future generations will be able to have the joy of experiencing this wonderful place like I did.

Sincerely,

Anna Knox

Anna Knox
apksilver@comcast.net
1747 Cindy Ln
Hatfield, Pennsylvania 19440

From: Elizabeth Kuchling
To: [PDS comments](#)
Subject: Comments on proposed "Skagit County's 2018 Proposed Amendments to the Comprehensive Plan and Land Use and Zoning Map"
Date: Tuesday, November 21, 2017 6:36:06 AM

Board of Commissioners,

Re: P17-0414 Quaker Cove Ministries

I support the proposal to change the zoning of the Quaker Cove property from Rural Intermediate to Small Scale Recreation and Tourism.

My family absolutely loves this property and everything that Quaker Cove and it's residences have offered. We support the idea of growth and updating that it sorely needs.

Elizabeth Kuchling
elizabeth@greenwoodtreecoop.org
3463 Woodcrest Lane
Sedro Woolley, Washington 98284

From: Herta Kurp
To: [PDS comments](#)
Subject: Comments on proposed "Skagit County's 2018 Proposed Amendments to the Comprehensive Plan and Land Use and Zoning Map"
Date: Sunday, November 19, 2017 1:07:45 PM

Board of Commissioners,

Re: P17-0414 Quaker Cove Ministries

I support the proposal to change the zoning of the Quaker Cove property from Rural Intermediate to Small Scale Recreation and Tourism.

We are neighbors to Quaker Cove Camp and strongly support the request for rezoning. The Camp is a valuable and growing asset to the community, providing youth programs, recreation and inspiration for all ages, gathering place for family events and retreat facilities for groups... at the same time providing thoughtful stewardship for a precious piece of land. It being the only facility like this in the area, Fidalgo Island is privileged to be able to offer such commodity in such exceptional environment...

thank you for taking my comments into account, sincerely, Herta and Konrad Kurp

Herta Kurp
hertan7tmtkurp@gmail.com
6920 Salmon Beach Road
Anacortes, Washington 98221



SKAGIT COUNTY AGRICULTURAL ADVISORY BOARD
1800 Continental Place
Mount Vernon, WA 98273
Phone (360) 336-3303
Fax (360) 336-9478

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NOV 27 2017
SKAGIT COUNTY
PDS

November 27, 2017

Skagit County Board of Commissioners
1800 Continental Place
Mount Vernon, WA 98273

RE: Proposed 2018 Comprehensive Plan Amendments

Dear Commissioners,

Regarding PL17-0414; the Agricultural Advisory Board does not support this item due to inadequate drainage planning. The proposal does not take into consideration that the increased hard surface area will have a significant increase in stormwater runoff into an existing system that is barely adequate. This will negatively impact thousands of acres of prime farm land.

Regarding P-2; AAB does not support a restaurant in Ag-NRL. The unintended consequences with no enforcement would have a negative impact on production agriculture in our valley. Current code allows up to eleven events per year on farms in the Ag-NRL zone.

Sincerely,

A handwritten signature in blue ink that reads "Nels Lagerlund".

Nels Lagerlund
Chairman Agricultural Advisory Board

From: Angelique Libby
To: [PDS comments](#)
Subject: Comments on proposed "Skagit County's 2018 Proposed Amendments to the Comprehensive Plan and Land Use and Zoning Map"
Date: Saturday, November 18, 2017 3:03:22 PM

Board of Commissioners,

Re: P17-0414 Quaker Cove Ministries

I support the proposal to change the zoning of the Quaker Cove property from Rural Intermediate to Small Scale Recreation and Tourism.

Angelique Libby
angel_taz_fan@yahoo.com
151 W Pine
Haviland, Kansas 67059

From: Daniel Licon
To: [PDS comments](#)
Subject: Comments on proposed "Skagit County's 2018 Proposed Amendments to the Comprehensive Plan and Land Use and Zoning Map"
Date: Monday, November 20, 2017 9:23:53 AM

Board of Commissioners,

Re: P17-0414 Quaker Cove Ministries

I support the proposal to change the zoning of the Quaker Cove property from Rural Intermediate to Small Scale Recreation and Tourism.

Daniel Licon
delicon@sherwoodfriends.org
15325 NE North Valley Rd
Newberg, Oregon 97132

From: Elizabeth Licon
To: [PDS comments](#)
Subject: Comments on proposed "Skagit County's 2018 Proposed Amendments to the Comprehensive Plan and Land Use and Zoning Map"
Date: Monday, November 20, 2017 9:20:59 AM

Board of Commissioners,

Re: P17-0414 Quaker Cove Ministries

I support the proposal to change the zoning of the Quaker Cove property from Rural Intermediate to Small Scale Recreation and Tourism.

Elizabeth Licon
elicon@nwfriends.org
15325 NE North Valley Rd
Newberg, Oregon 97132



Creating Space...

...to experience creation, build community, provide refuge, encounter God, and transform lives.

November 21, 2017

Skagit County's 2018 Proposed Amendments to the Comprehensive Plan and Land Use and Zoning Map

Re: P17-0414 Quaker Cove Ministries
Planning and Development Services
1800 Continental Place
Mount Vernon, WA 98273

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NOV 21 2017

**SKAGIT COUNTY
PDS**

Skagit County Board of Commissioners:

My name is Dennis Littlefield, I am the Executive Director at Camp Tilikum. My address is 15325 NE North Valley Road, Newberg Oregon. For the last two years I have served as the Chairman of the Board for Quaker Cove Ministries.

Every profession has a certain complexity and running a youth camp is no exception. My undergraduate and graduate degrees are in Business Administration with an emphasis on non-profits. I've been an administrator at organizational youth camps since 1984. It has been a privilege to be involved at Warm Beach Camp and Conference Center in Stanwood Washington, Camp Tilikum in Newberg, Oregon and Twin Rocks Friends Camp and Conference Center in Rockaway Beach Oregon. My expertise in camping involves:

- Accreditation Visitor for a least one camp a year with American Camp Association
- Professor at George Fox University in Camp Administration
- Technology consultant with 30 camps on the west coast
- Just finished a 10-year position with the Oregon Health Department to change the statutes and administrative rules for Organizational Youth Camps in Oregon.

Karl and Elizabeth Seume are doing an outstanding job as Camp Directors at Quaker Cove. It has been exciting and rewarding to serve the last two years on the Quaker Cove Board. The organization was underutilized for many years and we have made significant progress in staffing, facilities, grounds and programming. The annual operating budget has grown from about \$10,000 in 2014 to a projected \$93,000 in 2017. In my experience, Quaker Cove is now positioned for success. Local Anacortes children have been coming to camp the last two years. Our goal is the success of the camp so that we can provide health, safety and welfare for current and future campers.

Our application to rezone the camp is indicative of the hope to be in an appropriate zoning that reflects the current and historical use of the property, allowing us to update our current facilities.

Dennis L. Littlefield

Executive Director

From: Drew Littlefield
To: [PDS comments](#)
Subject: Comments on proposed "Skagit County's 2018 Proposed Amendments to the Comprehensive Plan and Land Use and Zoning Map"
Date: Monday, November 20, 2017 9:28:27 AM

Board of Commissioners,

Re: P17-0414 Quaker Cove Ministries

I support the proposal to change the zoning of the Quaker Cove property from Rural Intermediate to Small Scale Recreation and Tourism.

Drew Littlefield
drew.j.littlefield@gmail.com
459 SW Dogwood Drive
Dundee, Oregon 97115

From: Hannah Littlefield
To: [PDS comments](#)
Subject: Comments on proposed "Skagit County's 2018 Proposed Amendments to the Comprehensive Plan and Land Use and Zoning Map"
Date: Monday, November 20, 2017 10:40:31 PM

Board of Commissioners,

Re: P17-0414 Quaker Cove Ministries

I support the proposal to change the zoning of the Quaker Cove property from Rural Intermediate to Small Scale Recreation and Tourism.

Hannah Littlefield
hannah.m.littlefield@gmail.com
459 SW Dogwood Drive
Dundee, Oregon 97115

From: Joan Littlefield
To: [PDS comments](#)
Subject: Comments on proposed "Skagit County's 2018 Proposed Amendments to the Comprehensive Plan and Land Use and Zoning Map"
Date: Friday, November 17, 2017 3:18:52 PM

Board of Commissioners,

Re: P17-0414 Quaker Cove Ministries

I support the proposal to change the zoning of the Quaker Cove property from Rural Intermediate to Small Scale Recreation and Tourism.

Joan Littlefield
joanslittlefield@gmail.com
15325 NE North Valley RD
Newberg, Oregon 97132

From: Lisa Littlefield
To: [PDS comments](#)
Subject: Comments on proposed "Skagit County's 2018 Proposed Amendments to the Comprehensive Plan and Land Use and Zoning Map"
Date: Tuesday, November 21, 2017 8:09:36 AM

Board of Commissioners,

Re: P17-0414 Quaker Cove Ministries

I support the proposal to change the zoning of the Quaker Cove property from Rural Intermediate to Small Scale Recreation and Tourism.

Quaker Cove is such a wonderful place. It is unique in it's setting and my children LOVE spending time there. We live very close and having unique places like this just makes Fidalgo island better as well as the county. We need to preserve properties like this so that future generations can enjoy them.

Sincerely,
Lisa Littlefield
(Joe Littlefield, Cadence & Cage)

Lisa Littlefield
princesslisalynn@hotmail.com
6778 Deer In
Anacortes , Washington 98221

From: Dan Livingston
To: [PDS comments](#)
Subject: Comments on proposed "Skagit County's 2018 Proposed Amendments to the Comprehensive Plan and Land Use and Zoning Map"
Date: Saturday, November 18, 2017 10:43:19 AM

Board of Commissioners,

Re: P17-0414 Quaker Cove Ministries

I support the proposal to change the zoning of the Quaker Cove property from Rural Intermediate to Small Scale Recreation and Tourism.

Dan Livingston
dansmailis@gmail.com
14625 Grant Ave SW
Lakewood, Washington 98498

From: Grace Livingston
To: [PDS comments](#)
Subject: Comments on proposed "Skagit County's 2018 Proposed Amendments to the Comprehensive Plan and Land Use and Zoning Map"
Date: Saturday, November 18, 2017 11:21:27 PM

Board of Commissioners,

Re: P17-0414 Quaker Cove Ministries

I support the proposal to change the zoning of the Quaker Cove property from Rural Intermediate to Small Scale Recreation and Tourism.

I grew up on this camp ground, so did my dad, aunt, sister and cousins. I have great memories there that I think every generation deser

Grace Livingston
caringgrace@gmail.com
14625 Grant Ave sw
Lakewood, Washington 98498

From: Leah Livingston
To: [PDS comments](#)
Subject: Comments on proposed "Skagit County's 2018 Proposed Amendments to the Comprehensive Plan and Land Use and Zoning Map"
Date: Saturday, November 18, 2017 12:14:08 PM

Board of Commissioners,

Re: P17-0414 Quaker Cove Ministries

I support the proposal to change the zoning of the Quaker Cove property from Rural Intermediate to Small Scale Recreation and Tourism.

The Quaker Cove property and the camps and retreats offered there have been a source of enjoyment for generations of my family.

Leah Livingston
cookieleah@gmail.com
14625 Grant Ave. SW
Lakewood, Washington WA

From: Suzanne Livingston
To: [PDS comments](#)
Subject: Comments on proposed "Skagit County's 2018 Proposed Amendments to the Comprehensive Plan and Land Use and Zoning Map"
Date: Saturday, November 18, 2017 12:25:53 PM

Board of Commissioners,

Re: P17-0414 Quaker Cove Ministriesu

I support the proposal to change the zoning of the Quaker Cove property from Rural Intermediate to Small Scale Recreation and Tourism.

Suzanne Livingston
waterforafrica@gmail.com
4018 Fawcett
Tacoma, Washington 98418

From: Michael Livingston-Halliday
To: [PDS comments](#)
Subject: Comments on proposed "Skagit County's 2018 Proposed Amendments to the Comprehensive Plan and Land Use and Zoning Map"
Date: Tuesday, November 21, 2017 1:01:35 PM

Board of Commissioners,

Re: P17-0414 Quaker Cove Ministries

As board member of Quaker Cove, I encourage your approval of this rezone application. The camp has been a positive part of the community since 1933. Approving this rezone allows the camp to continue its work and being a valuable partner in the community.

As a father, I support this rezone application because my children love this camp. They have been attending since they were newborns. The rezone allows the camp to grow and prosper and remain a favorite place for my children and countless others.

In short, I support the proposal to change the zoning of the Quaker Cove property from Rural Intermediate to Small Scale Recreation and Tourism.

Thank you for your time.

Michael Livingston-Halliday
writemikeintacoma@hotmail.com
4016 Fawcett Ave
Tacoma, Washington 98418

From: Jennifer Lobe
To: [PDS comments](#)
Subject: Comments on proposed "Skagit County's 2018 Proposed Amendments to the Comprehensive Plan and Land Use and Zoning Map"
Date: Saturday, November 18, 2017 11:40:41 AM

Board of Commissioners,

Re: P17-0414 Quaker Cove Ministries

I support the proposal to change the zoning of the Quaker Cove property from Rural Intermediate to Small Scale Recreation and Tourism.

Quaker cove is a recreation and a tourist spot several of us spent many years having fun and making memories at Quaker a one and now our children do. It's not just a rural place it's anplace to make memories just like any fun recreational spot.

Thank you

Jennifer Lobe
Former Quaker Cove Camper

Jennifer Lobe
trickylobe@aol.com
2814 Kirkaldy ct se
Olympia, Washington 98501

From: Linda Madden
To: [PDS comments](#)
Subject: Comments on proposed "Skagit County's 2018 Proposed Amendments to the Comprehensive Plan and Land Use and Zoning Map"
Date: Sunday, November 19, 2017 7:34:58 PM

Board of Commissioners,

Re: P17-0414 Quaker Cove Ministries

I support the proposal to change the zoning of the Quaker Cove property from Rural Intermediate to Small Scale Recreation and Tourism.

Linda Madden
lindamadden0754@gmail.com
13754 Rosario Road
Anacortes , Washington 98221

From: Linda Madden
To: [PDS comments](#)
Subject: Comments on proposed "Skagit County's 2018 Proposed Amendments to the Comprehensive Plan and Land Use and Zoning Map"
Date: Wednesday, November 22, 2017 10:34:14 AM

Board of Commissioners,

Re: P17-0414 Quaker Cove Ministries

I support the proposal to change the zoning of the Quaker Cove property from Rural Intermediate to Small Scale Recreation and Tourism.

I have been involved with Quaker Cove for the Amplify Middle School camp for 6-8 graders over the last two summers. My husband Philip and I have helped with the building of new bunk beds and a deck for one of the houses. This has been a tremendous program for the encouragement of middle school children to learn and grow to become responsible citizens that will likely contribute to society in the future in a very positive way. In a world where there is so much discouragement and family values have not been instilled in a helpful way, Quaker Cove fills in the gap and provides important teaching in a fun, healthy environment. They also have day camps for children throughout the year and are available for family functions. I would highly recommend supporting the rezoning so that this committed group can expand and rebuild much needed structures.

Respectfully submitted,
Linda Madden

Linda Madden
linda@philipmaddendds.com
13754 Rosario Road
Anacortes, Washington 98221

From: Jasmyne Martinez
To: [PDS comments](#)
Subject: Comments on proposed "Skagit County's 2018 Proposed Amendments to the Comprehensive Plan and Land Use and Zoning Map"
Date: Tuesday, November 21, 2017 11:05:45 AM

Board of Commissioners,

Re: P17-0414 Quaker Cove Ministries

I support the proposal to change the zoning of the Quaker Cove property from Rural Intermediate to Small Scale Recreation and Tourism.

My family has attended events held at Quaker Cove for the past couple years for my son's cooperative school. The location is beautiful and has such amazing potential to offer a location to serve our community.

I serve our community not just thru my son's homeschool cooperative, but thru scouting as well. Currently my Skagit County Cub Scout Pack and Boy Scout Troop is serving 80 young men and boys along with their families. We are a very family driven group and have considered Quaker Cove for previous events, sadly Quaker Cove facilities do not meet our needs do to size and needs for upgrades, especially for families with medical/ADA needs. I whole heartedly support a change to Quaker Cove zoning to allow this beautiful part of our community the ability to be a sustainable organization that will be offer more to the people of our community.

Thank you,

Jasmyne Martienz

Jasmyne Martinez
jasmyne.martinez@gmail.com
17551 Bennett Rd
Mount Vernon, Washington 98273



November 21, 2017

RECEIVED

NOV 21 2017

**SKAGIT COUNTY
PDS**

Skagit County Commissioners
Mount Vernon, Washington

Quaker Cove Camp is a part of a denomination, the Northwest Yearly Meeting of Friends. The bylaws of Quaker Cove provide that in the event of dissolution or sale of the property, the funds go to Northwest Yearly Meeting to be held in trust and used for church purposes in the Puget Sound area. Northwest Yearly Meeting (NWYM) has no long or short term plans that would include sale of the Quaker Cove Camp.

Several years ago it came to the attention of the denomination that the Camp was deteriorating. A task force of qualified individuals was appointed to visit the camp, evaluate the facilities, and make recommendations. Next, Liz and Karl Seume became directors of the property and Dennis Littlefield became chairman of the Quaker Cove Board of Directors. Since that time, we have observed a visible improvement in the grounds and buildings. There has been an increase in camp usage and a marked increase in financial stability due to increased camping rental and contributions.

NWYM supports the vision and mission of Quaker Cove to continue to grow and improve facilities in order to provide safe and quality camping and retreat experiences in the future. While there have been significant improvements in the camp, the buildings are old and in poor condition. Several cabins do not have restrooms. The dining hall and kitchen is inadequate to meet current needs. In order to accomplish these goals, the camp must repair or replace current buildings and build cabins for housing campers and retreat facilities.

Without a change in zoning, Quaker Cove will not be able to make the necessary repairs so that the camp can continue to serve those who desire to use the facilities. Limitations of the current zoning severely hamper the future of Quaker Cove.

In addition to denominational uses, Quaker Cove is used by the community living on Fidalgo Island. Camps are held for children and youth each summer. A variety of local organizations rent Quaker Cove for retreats for children, youth, and adults. Quaker Cove is the only Friends Camp located to best serve our Washington constituency. Quaker Cove plans to provide camping and retreat opportunities to people for many years.

Northwest Yearly Meeting of Friends supports the rezoning approval for Quaker Cove Camp.

Sincerely,



Retha McCutchen
General Superintendent
Northwest Yearly Meeting of Friends

From: Rebecca McDonald
To: [PDS comments](#)
Subject: Comments on proposed "Skagit County's 2018 Proposed Amendments to the Comprehensive Plan and Land Use and Zoning Map"
Date: Saturday, November 18, 2017 12:01:51 PM

Board of Commissioners,

Re: P17-0414 Quaker Cove Ministries

I support the proposal to change the zoning of the Quaker Cove property from Rural Intermediate to Small Scale Recreation and Tourism.

This is a wonderful opportunity for the kids of Skagit County to experience the joys of summer camp! The camp directors provide a beautiful setting with healthy food and lots of fun learning experiences. I would really like to see them get the rezoning done so that the buildings, etc. can be expanded. This will be a real benefit to those attending the camp. I can't say enough good things about the directors and the camp. Please allow the rezoning.

Rebecca McDonald
rsmcdon@comcast.net
2017 9th St
Anacortes, Washington 98221

November 14, 2017

Stacie Pratschner, AICP
Senior Planner / Team Supervisor
Long Range Planning Division
Skagit County Planning & Development Services
1800 Continental Place
Mount Vernon, WA 98273

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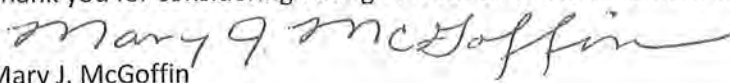
RE: The Avalon Fully Contained Community: P17-0416

I am writing **in support** of including this request to amend the Countywide Planning Policies, the Comprehensive Plan and the development regulations to enable the establishment of fully contained communities as defined by RCW 36.70A.350.

Reasons:

1. The only reservation Skagit County Planning staff had with this proposal was under Section II. Mayor Wagoner, as a member of the Skagit Council of Governments Growth Management Act Steering Committee voted against the motion to recommend docketing this proposal. It did not pass on a 3-4 vote. I spoke with Mayor Wagoner after this vote. He wants people to build in Sedro Woolley but there is no comparable acreage in Sedro-Woolley or its Urban Growth Area of commensurate size or quality to this project. I asked him to reconsider his position in light of the fact that Sedro-Woolley would better retain its character by infilling rather than spreading out in suburban fashion.
2. As a member of the Skagit County Planning Commission for three years, I witnessed the difficulty of getting neighbors to work together for a common good. The fact that this proposal has 11 landowners willing to work together is unprecedented. There is a time urgency however because the land will fall to another generation or be sold individually if this opportunity is lost.
3. It is vastly superior for the environment to develop 1100 acres in a master plan with a common infrastructure than for 11 landowners to each put in septic systems, roads, and buildings. A master plan can create the open space necessary to preserve ecological functioning and habitat.
4. Lessons learned from Bayview Ridge should be applied to this project. There is no proximity to an airport, school, residential area or any land-use that would be incompatible. In this case, the private sector is the one taking all the risk and willing to pay all the costs. We should support this initiative from the private sector rather than dissuade them. Let the idea be vetted fully.
5. Where will you put the growth? We need to demonstrate that we can put growth somewhere. Zero growth is not an option.
6. The Avalon Fully Contained Community could provide a new mix of housing that even the developers have not defined. It is premature to suppose what this would look like. It's possible that the developers would be amenable to the needs of the county's housing crisis but that remains to be seen. In the end it will be market driven.

Thank you for considering voting in favor of this amendment to the 2018 Docket.


Mary J. McGoffin
268 Burrows Lane
Sedro Woolley, WA 98284
Phone 360-856-5986

From: Christina McKee
To: [PDS comments](#)
Subject: Comments on proposed "Skagit County's 2018 Proposed Amendments to the Comprehensive Plan and Land Use and Zoning Map"
Date: Friday, November 17, 2017 7:29:02 AM

Board of Commissioners,

Re: P17-0414 Quaker Cove Ministries

I support the proposal to change the zoning of the Quaker Cove property from Rural Intermediate to Small Scale Recreation and Tourism.

My daughter has attended Quaker Cove the last couple summers. As a single mom, her having something to do so I can get things accomplished is necessary for my sanity. But this camp is SO much more!! My daughter hasn't seen her dad in years and needs activities to build confidence, friendship, and trust that there are people who are there for her and support her. Community is crucial for well being. My daughter talks about this camp ALL YEAR. She tells of the friends she met, the friendships she improved at camp, the struggles she's worked thru, the crafts she's done, the life skills she's learned, and her heart grows closer to God and others. This camp has made such a huge difference to my sweet daughter's spirit! The Seume's running the camp are such wonderful people. They and Quaker Cove are an asset to our community!

Christina McKee
mschristinamckee@gmail.com
Po box 1555
Anacortes , Washington 98221

From: Stephen Mclean
To: [PDS comments](#)
Subject: Comments on proposed "Skagit County's 2018 Proposed Amendments to the Comprehensive Plan and Land Use and Zoning Map"
Date: Friday, November 17, 2017 4:50:19 PM

Board of Commissioners,

Re: P17-0414 Quaker Cove Ministries

I support the proposal to change the zoning of the Quaker Cove property from Rural Intermediate to Small Scale Recreation and Tourism. This unique Property deserves the opportunity to be modernized - ungraded in keeping with its mission started 80 plus years ago.

Stephen Mclean
stevebmclean@yahoo.com
15109 n Dewey beach dr
Anacortes, Washington 98221

November 16, 2017

Skagit County's 2018 Proposed Amendments to the Comprehensive Plan and Land Use and Zoning Map
Re: P17-0414 Quaker Cove Ministries

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

Skagit County Board of Commissioners,

My name is (Paul G. Meier), and I am the pastor of (East Hill Friends Church) at (Kent, Washington). As a pastor at one of the five Quaker churches of the Puget Sound Area of Northwest Yearly Meeting of Friends and as such a church that owns Quaker Cove, I affirm that Quaker Cove has no plan, intention, or desire to sell the property. Our application to rezone the camp is indicative of the hope to be in an appropriate zoning that reflects the current and historical use of the property, allowing us to update our current facilities to be more functional. While we have the desire to grow the ministry of the camp, our goal is to do so on a small scale, while preserving the wooded areas of the camp and protecting the natural beauty of the land.

Paul Gerhard Meier



22634-116th Ave SE

Kent, Washington

98031

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From: Elizabeth Miller
To: [PDS comments](#)
Subject: Comments on proposed "Skagit County's 2018 Proposed Amendments to the Comprehensive Plan and Land Use and Zoning Map"
Date: Saturday, November 18, 2017 3:28:45 PM

Board of Commissioners,

Re: P17-0414 Quaker Cove Ministries

I support the proposal to change the zoning of the Quaker Cove property from Rural Intermediate to Small Scale Recreation and Tourism.

Elizabeth Miller
millerbettyej@frontier.com
18128 73rd Ave NE #310
Kenmore, Washington 98028

From: Richard Miller
To: [PDS comments](#)
Subject: Comments on proposed "Skagit County's 2018 Proposed Amendments to the Comprehensive Plan and Land Use and Zoning Map"
Date: Saturday, November 18, 2017 10:47:29 PM

Board of Commissioners,

Re: P17-0414 Quaker Cove Ministries

I support the proposal to change the zoning of the Quaker Cove property from Rural Intermediate to Small Scale Recreation and Tourism.

Richard Miller
revramco@gmail.com
23252 SW Main St.
Sherwood, Oregon 97140

From: Sandy Moffitt
To: [PDS comments](#)
Subject: Comments on proposed "Skagit County's 2018 Proposed Amendments to the Comprehensive Plan and Land Use and Zoning Map"
Date: Sunday, November 19, 2017 6:24:07 PM

Board of Commissioners,

Re: P17-0414 Quaker Cove Ministries

I support the proposal to change the zoning of the Quaker Cove property from Rural Intermediate to Small Scale Recreation and Tourism.

I have volunteered at this camp and see it as a valuable asset to our community. Thank you for considering rezoning Quaker Cove to better serve the community.

Sincerely,
Sandy Moffitt

Sandy Moffitt
wildwoodmtn@comcast.net
4385 Wildwood Lane
Anacortes, Washington 98221

From: will moffitt
To: [PDS comments](#)
Subject: Comments on proposed "Skagit County's 2018 Proposed Amendments to the Comprehensive Plan and Land Use and Zoning Map"
Date: Sunday, November 19, 2017 6:34:43 PM

Board of Commissioners,

Re: P17-0414 Quaker Cove Ministries

I support the proposal to change the zoning of the Quaker Cove property from Rural Intermediate to Small Scale Recreation and Tourism.

Quaker Cove is a fantastic camp, the location is irreplaceable, but the facilities are in desperate need of upgrading. I must heap praise on the couple that are leading the effort. They are young, talented, and hard working. They could make more money elsewhere but their dedication to serve mankind is amazing. In two years they have accomplished much, gained the support of the community and are moving forward. Please grant the rezone so Quaker Cove can again contribute much to the people of Fidalgo Island and beyond.

Will Moffitt

will moffitt
wildwoodmtn@comcast.net
4385 wildwood ln
anacortes, Washington 98221

From: Diana Mullins
To: [PDS comments](#)
Subject: Comments on proposed "Skagit County's 2018 Proposed Amendments to the Comprehensive Plan and Land Use and Zoning Map"
Date: Monday, November 20, 2017 4:57:14 PM

Board of Commissioners,

Re: P17-0414 Quaker Cove Ministries

I support the proposal to change the zoning of the Quaker Cove property from Rural Intermediate to Small Scale Recreation and Tourism.

Diana Mullins
mullinsfamilypa@msn.com
417 E 6th St
Port Angeles, Washington 98362

From: [Debra L. Nicholson](#)
To: [Kathy Jewell](#)
Subject: FW: FYI-Statement of Interest for Avalon Proposal
Date: Monday, November 27, 2017 6:20:30 AM
Attachments: [Avalon 10.2017.pdf](#)

From: Kevin Murphy [mailto:KevinM@scog.net]
Sent: Thursday, October 26, 2017 3:45 PM
To: Bryan W. Harrison; Cherri Kahns (cherri@cityofanacortes.org); Ken Dahlstedt; Lisa Janicki; Ron Wesen; Debra L. Nicholson; Eron Berg; John Doyle (planner@townoflaconner.org); Kerri Grechishkin (kerrig@mountvernonwa.gov); Kevin Murphy; Linda Hammons; Lori Clumpner (planning@townoflaconner.org); Mayor Jill Boudreau (mvmayor@mountvernonwa.gov); Mayor Joan M. Cromley (hamilton.wa.mayor@gmail.com); Keith Wagoner; Mayor Laurie Gere (laurieg@cityofanacortes.org); Mayor Ramon Hayes (mayor@townoflaconner.org); Mayor Steve Sexton (steves@ci.burlington.wa.us)
Cc: billSyg@vinedev.com
Subject: FYI-Statement of Interest for Avalon Proposal

For your information.

Attached is information regarding the Avalon proposal that the proponents wished the GMA SC to have.

Kevin Murphy

Executive Director
Skagit Council of Governments
204 West Montgomery Street
Mount Vernon, WA 98273

360.416.7871

kevinm@scog.net
www.scog.net

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MEMORANDUM

TO: Skagit County Growth Management Act Steering Committee
FROM: Robert A. Carmichael and Simi Jain, attorneys for Skagit Partners, LLC
DATE: October 27, 2017
SUBJECT: Proposed Avalon Fully Contained Community

Introduction

Thank you for your consideration on whether to docket the Skagit Partners' applications. Last year, Skagit Partners submitted information for your consideration and delivered a PowerPoint presentation which highlighted many of the potential benefits of Avalon, a new fully contained community. We respectfully ask that all of that information be reviewed and considered when making your decision this year. **This memorandum focuses on the opportunity which Avalon may provide to address affordable housing needs in Skagit County.**

If the pending applications are docketed and approved, only then may Skagit Partners submit its Avalon proposal for a new fully contained community (FCC) for consideration. **The County can only approve a new FCC if all of the criteria for project approval are met. RCW 36.70A.350(1).** These criteria not only address potential impacts from the project, but also require that Avalon include a mix of uses (residential and commercial) and affordable housing. Studies conducted by the County and GMASC propose action items for local nonprofits, public agency entrepreneurs, affordable housing advocates, and local government to address current and future housing needs. **However, Avalon, an FCC, can also be used to address the County's current and future housing needs.**

Housing Demand

EcoNorthwest's *Skagit County Housing Inventory and Transportation Analysis Report* dated August 2017, (Report) includes information on local housing characteristics and housing affordability issues countywide. **While the Report focuses on several strategies, none of these include FCCs which are required to provide affordable housing.** Many of EcoNorthwest's findings and strategies are supported by the County's report, updated by Paul Schissler, "Building a Skagit Housing Affordability Strategy," June 2016 Update (Affordability Strategy 2016).

The Report indicates there is a need for more affordable housing types such as small scale single family detached, duplexes and multifamily housing as opposed to single family detached housing. (Report, p.3). Also, both studies support the need for housing that is affordable for moderate- and low-income households and the changing demographics is in demand. (Report, p.3 and Affordability Strategy 2016, p 7-8).

The County also needs a variety of housing options to meet its demography.¹ “There is a gap between the recent supply of housing and the ability of many households to pay an appropriate proportion of their incomes to own suitable homes.” (County Comprehensive Plan, p. 202). While low- and moderate-income households are growing and the median income declining in the County, the share of households earning more than \$100,000 per year also increased from 9.5 percent in 2000 to over 21 percent in 2015.² (Report, p.9). **The below table indicates what is considered affordable for various income levels that could potentially locate within Avalon given the right mix of housing prices.**

Table 10. Skagit County Housing Ownership Affordability (2014 \$)

Income	Affordable Housing Expense (P & I)*	Mortgage Amount	Down Payment	Maximum Home Purchase Price	Percent of Households at Annual Income Level Range
\$30,000	\$625	\$123,351	\$6,492	\$129,843	25.1% (\$29,999 or less)
\$60,000	\$1,250	\$246,701	\$27,412	\$274,113	28.7% (\$30,000 to \$59,999)
\$90,000	\$1,875	\$370,052	\$92,513	\$462,565	20.2% (\$60,000 to 90,000)
\$150,000	\$3,125	\$616,745	\$332,098	\$948,843	19.2% (90,000 to 149,999)

Source: WCRER, 2014; American Community Survey 2013 5-year estimates.

*\$30,000 income: 5% down payment, \$60,000 income: 10% down payment, \$90,000 income: 20% down payment, \$150,000 income: 35% down payment.

*Uses 25 percent of gross income threshold, 30-year fixed rate mortgage, and 4.5 percent interest assumptions.

*Principal & Interest

(County Comprehensive Plan, Table 10 p. 202).

Current Housing Supply

The Report indicates that “[t]he real estate professionals and brokers that were interviewed noted a tight market for for-sale homes, and that homes are currently often selling above the asking price. Interviewees also noted the lack of homes affordable to younger, first-time buyers.” (Report, p. 11). Also, “the housing supply has been slow to respond to market indicators for new housing, such as low vacancy rates or selling prices being bid-up, is the lack of easily developable sites within the county’s urban growth areas (UGAs).” (*Id.*) **Furthermore, “much of the identified housing capacity (buildable parcels with residential zoning) is in unincorporated UGAs. While mostly undeveloped, much of these areas lack the appropriate infrastructure and future land use designations and zoning to support the coordinated annexation and subsequent development of these areas with denser residential uses.” (*Id.*)**

¹ This is supported by County Wide Planning Policy 4.1 and Comprehensive Plan Goal 7C.

² “A proposed Skagit County housing objective is to have 40% of the county wide housing stock affordable to households earning at or below 80% of the countywide AMI.” *Skagit County Affordable Housing Needs Local Community Housing Profiles*, Berk Consulting, Appendix (2015). Current AMI for Skagit County for a family of 4 is, \$66,300. (<https://affordablehousingonline.com/housing-search/Washington/Skagit-County>). “Low income according to HUD means income at or below 80% of AMI. Moderate income means income between 80% and 95% of AMI.” *Affordability Strategy 2016*, p.4. “The 2013 ACS estimated the median household income to be \$55,925 (in 2013 inflation-adjusted dollars). This means that about half of Skagit County’s households in 2013 could afford housing priced below \$270,000.” (County Comprehensive Plan p. 202.)

“The county is on track this decade to produce the fewest new housing units than any other decade in the past 40 years.” Stone, Brandon, “Report details strategies for addressing housing shortage,” *Skagit Valley Herald*, (8/17/17). (See also, Report, p.3).

Avalon’s housing potential

According to one study, it’s not enough for local jurisdictions to adopt new policies. The private sector is an important part of addressing housing affordability. **“The best available remedies call for a combination of the private sector’s capacity to build and manage housing with the public sector’s capacity to create policies and funding that encourage, incentivize and subsidize the private sector. One without the other will not work.”** (Affordability Strategy 2016, p. 11). The Avalon proposal if, fully realized, can help address housing supply needs. GMA requires that FCCs provide affordable housing and the current vision is that Avalon will include a diversity of housing types. The County retains great control and discretion over the uses, standards and procedures for the Avalon project. **The current proposal provides an opportunity for the County and Skagit Partners to work together.**³

Also, unlike other undeveloped areas of the County, utilities are in close proximity to the Avalon proposed site and the site has many unique locational advantages that support an economically viable new FCC, accessible to residents and those visiting the community, and one that can be developed efficiently. Located 30 minutes north of Everett, and east of Old Highway 99, it is bordered by Kelleher Road to the south and F&S Grade Road to the east, with convenient access from I-5. Also, Avalon is located almost entirely outside the County’s Agricultural zone (with the exception of 7 acres) and is entirely outside the flood zone, something rare for undeveloped land in the County.

Furthermore, the Avalon proposal includes employment opportunities which also affects housing affordability. “[C]onstruction jobs often pay a Housing Wage or higher—the kinds of jobs every community wants.” (Skagit Affordability Strategy Interim Report, 2016 p. 15). **Skagit Partners’ consultant, Jan Peterson, noted that potentially 600-1000 new full time equivalent jobs would be created during construction if the Avalon proposal is fully realized.** (Peterson, Avalon Impact Memo, 10/19/16). The tax revenue generated from the proposal can be used to fund public affordable housing projects. “Expressed in 2016 dollars, net new property tax revenues could grow by roughly \$1 million per year, reaching about \$10 million per year after ten years of sales (and continuing to increase after that as more homes are developed and sold).” (Peterson, Avalon Impact Memo, 10/19/16). Further information on tax revenue generation can be supplied in the review process.

Conclusion

Docketing the Skagit Partners’ applications is just the first step as it provides the framework for a project application. We appreciate the GMASC’s thoughtful consideration and hope that it will support the docketing of the Skagit Partners applications.

³ Public/private partnerships shall be encouraged to build affordable housing and devise incentives for innovative and environmentally sensitive design to meet the housing needs of people with low and moderate incomes and special needs populations. (CPP 4.2); The Comprehensive Plan should support innovative land use management techniques, including, but not limited to, density bonuses, cluster housing, planned unit developments and the transfer of development rights. (CPP 4.3)

Statement of Interest

**Avalon Community
Skagit County, WA**

October 2017



Newland Real Estate Group, LLC

*Newland creates communities from coast-to-coast for all kinds of families
to live life in ways that matter most to them.*





Skagit County, Washington State

Introduction

Newland Real Estate Group is pleased to present this statement of interest which outlines Newland's significant development experience and expresses our interest in pursuing potential development of the Avalon Community. We have nearly 50 years of experience in developing complex, multi-use projects throughout the United States, making us a credible, qualified developer to create and execute a high quality vision for the Avalon Community.

Our experience in creating communities is further enriched through our joint venture partner, North American Sekisui House LLC, a subsidiary of SEKISUI HOUSE LTD., the leading homebuilder and developer in Japan. This relationship has fostered innovative thinking in terms of the environment, energy, and sustainable practices now implemented in our communities across the country.



*Historic trail and fence
re-envisioned through
the primary open space
at Briar Chapel*

Briar Chapel (Chapel Hill, North Carolina)

Newland Real Estate Group creates communities from coast-to-coast for all kinds of families to live life in ways that matter most to them.

How people live is forever changing and evolving, making the big decision to purchase a new home more complex than ever. For more than four decades Newland has been creating communities all across the country that have become home to hundreds of thousands of families. In every community we create, one thing will never change—we start with the people who will one day live there, raise their families there, or retire there.

“Home” means something different to a young couple just starting out, to a family with teenagers, to a couple with adult children returning home, or to an empty nester with a home-based business. Newland is the largest private developer of planned residential and urban mixed-use communities in the United States, and we believe it is this diversity that creates the special sense of community that comes to life every day in our communities.

You can see it in the way the community amenities live, in the way informal social groups form and then take off, and you can sense it on the trails and in our many parks. Newland’s customer-focused approach to community creation is long term, and ensures we deliver on our vision of creating incredible places to live, while responsibly managing our partners’ investment.

With offices in many U.S. cities, Newland has been successful because we have created a portfolio of communities with geographic diversity, and a range of homes and amenities for all different types of families living life in ways that matter most to them.

Our teams all across the country take our core values of caring, commitment, and integrity very seriously. They are at the heart of everything we do.

Headquartered in San Diego, California, Newland is currently developing communities across the country in 14 states including: Arizona, California, Colorado, Florida, Georgia, Maryland, Minnesota, Nevada, Oregon, North Carolina, South Carolina, Texas, Virginia, and Washington.

Company Profile





4th Annual Balloon Festival at Sterling on the Lake

Opening balloon launch along the linear park leading to the village green, community clubhouse, and lake

Sterling on the Lake (Flowery Branch, Georgia)

Company History and Overview

Newland is a diversified real estate company and the largest private developer of residential and mixed-use communities in the United States. With a proven track record which began in 1968, Newland has an unparalleled reputation for integrity, innovation, vision, and results with its peers and customers. Headquartered in San Diego, California, the company has a broad national footprint, with operating teams managing more than 40 active projects coast-to-coast in 14 states and 22 diverse markets. Newland is the most geographically-diverse developer in the nation.

Newland's teams include experienced professionals in development, planning, finance, entitlement, engineering, construction, marketing and sales, with a demonstrated ability to create real value through all stages of a project, whether for Newland, or on behalf of a client, partner, or investor. Newland and its affiliated companies have been in continuous operation for over 45 years, and under the continuous leadership of Chairman and CEO Robert B. McLeod since 1982. Newland has survived past housing downturns and economic recessions by continuing to apply a disciplined and customer-focused development approach, and working transparently and collaboratively with capital partners to generate strong financial results.

Unparalleled Capabilities and Experience

No other company in America has Newland's breadth of mud-on-the-boots experience and skill in all phases of land development, from entitlement, government relations and public affairs, to capital sourcing and deal structuring, to risk mitigation, development envisioning and land planning, to amenity, retail/commercial and civic use programming, to builder sales and product segmentation strategies, to engineering and construction management, to final community delivery and close-out.

Today, Newland's portfolio of projects both completed and under development includes:

- **More than 140 diverse real estate developments**
- **In excess of 20 million square feet of commercial and retail**
- **Over 175,000 units sold to builders.**

Relationships and Results

Newland's proven track record demonstrates its commitment to achieving the best performance in each of our projects, translating to solid financial returns for our partners. Newland has a lengthy record of success in new markets, including success through challenging economic cycles and entitlement hurdles in multiple jurisdictions, thus gaining the confidence of partners, investors, stakeholders, builders, and consumers.

Notwithstanding the prolonged housing downturn, Newland has outperformed competitors, steadily increasing market share in almost every community in the portfolio since 2006. In 2016, Newland had five of the top 50 best-selling master-planned communities in the U.S., based on national surveys by Robert Charles Lessor & Company (RCLCO) and John Burns Real Estate Consulting (JBREC).

Newland's partners can attest to the teamwork and integrity with which Newland approaches each business interaction and the gains they enjoy as a result.

“Newland Communities has proven that they are the top developer of master-planned communities amongst their peers in the development industry. FishHawk Ranch has become the premier community in this market under the leadership of Newland Communities.” – Glen Cross, Newland's development partner in FishHawk Ranch (Tampa, Florida).

“Newland Communities has proven their ability to deliver on expectations for strong financial results, generating solid returns for CalPERS. They are great partners, have been great to work with, and continue to earn our trust and investment.” – Michael McCook, retired Chief Investment Officer, California Public Employees' Retirement System (CalPERS).

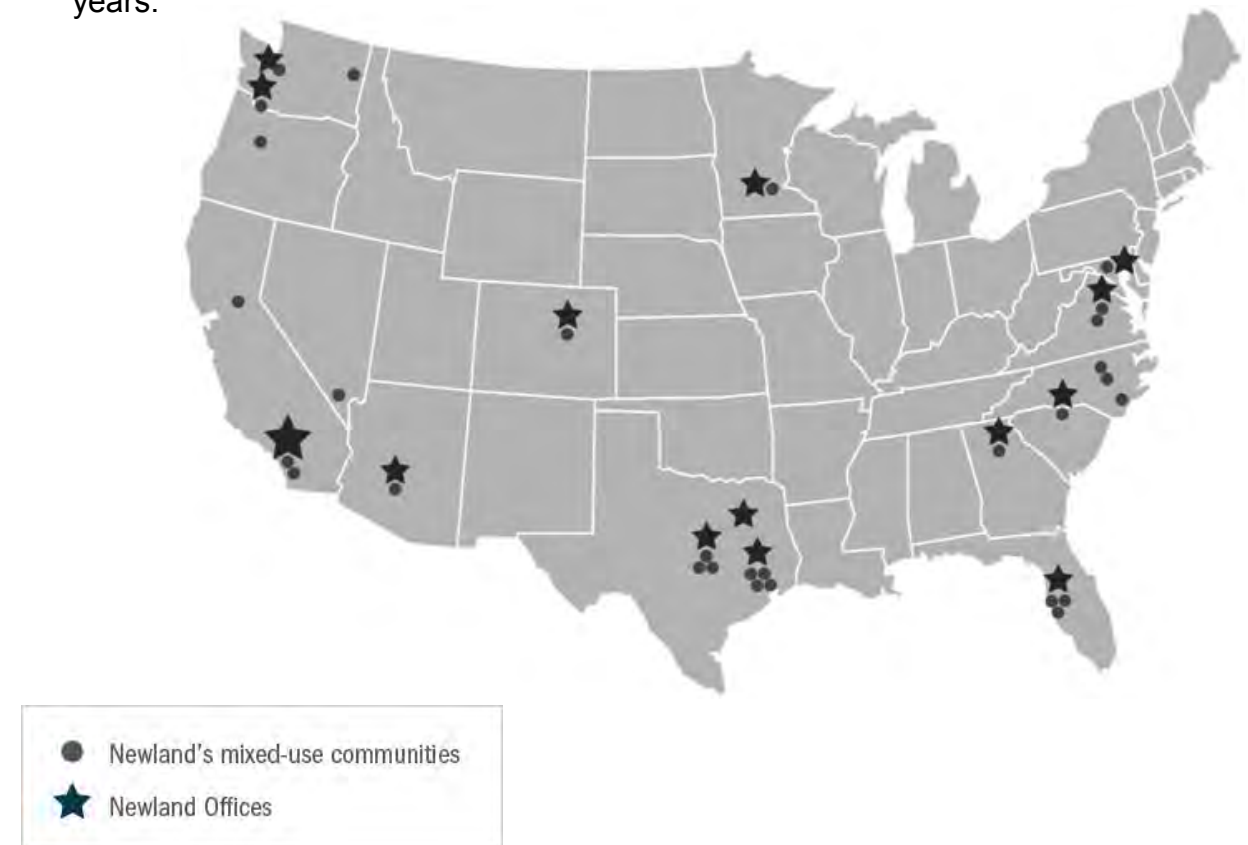
“Newland Communities lived up to the letter and spirit of the partnership. They went above and beyond anything we could have possibly expected. They are great partners.” – Tom Ralphs, Newland's development partner in 4S Ranch (San Diego, California).

A National Platform with In-Depth Experience in the Northwest

Newland's geographic footprint and national operational reach is one of the most extensive in the industry. Newland is experienced and adept at managing the different constraints and opportunities in diverse markets and throughout different stages of a project lifecycle. In each case, Newland's community is positioned as one of the top-selling projects in the region, and is delivering lots to the top-ranked public and private builders and partnering with commercial developers.

Newland has developed proprietary best practices applied and refined in diverse markets across the United States, creating national economies of scale while also leveraging in-depth local insights and relationships.

Newland has a long history in the Pacific Northwest. Newland's regional office in Vancouver, Washington has operated for over 35 years and developed commercial, retail and more than 4,000 residential lots. With an additional 11,500-plus entitled lots and 400+ acres of commercial land at our Tehaleh community in the Puget Sound and Reed's Crossing Hillsboro, we expect to continue operating in the Northwest for another 20-plus years.



Newland Cornerstones

At Newland, our three cornerstones - Home, Healthy Living Systems and Innovation - are the foundation of everything we do from land acquisition, to community planning and creation, to recruiting and team member development.

Home

We create places where people feel comfortable and at home in their neighborhoods, at work or at play, with opportunities to live and share meaningful experiences with friends and family in ways that matter most to them.

Healthy Living Systems

We are intentional about the interaction of place, people, environment and investment to heal the land, provide a tradition of pride and an authentic sense of place.

Innovation

We proactively challenge the status quo, inside and outside our industry, to establish innovative best practices that improve our customers' and team members' quality of life.



The Launch at Estrella (Goodyear, Arizona)



*Family movie night in
the Central Park at
Eagle Ridge*

Eagle Ridge (Spokane, Washington)

Relevant Experience



Tehaleh (Seattle, Washington)

At 4,718 acres, Tehaleh is the largest planned community in Washington. Located in Pierce County and situated high on the plateau, Tehaleh (derived from the Chinook Language meaning “higher land”) is an Employment Based Master Planned Community with initial approvals for 6,400 homes (and up to 9,700 pending approval), 3.9M square feet of employment center uses while preserving over 1,800 acres for parks and open space. The community opened in 2012 for home sales and with approximately 1,100 homes built, more than 2,500 people call Tehaleh home. Amenities include 10 neighborhood parks, 15 miles of trails, The Post, including a café, Seven Summits Lodge, an elementary school located right in the center of the community with a second one opening in 2018.



The Post at Tehaleh (Pierce County, Washington)

Reed's Crossing (Portland, Oregon)

Newland 's newest community, Reed's Crossing is a 463 acre site that began infrastructure development in 2017 with plans to open for home sales in fall 2018. The residential program will include single family attached and detached homes and multi-family rentals. The goal of Reed's Crossing is to be **Complete**, creating a strong sense of place and integrating the natural and built amenities with the people who will live, shop and play in the community - connecting major road networks in close proximity to pathways providing pedestrian and multi-modal access to the entire community; and a Green, sustainable community incorporating parks, trails and open spaces. Over the next 10-15 years, Reed's Crossing will become home to more than 3,000 families and will include office, retail, and hospitality space.



Reed's Crossing (Hillsboro, Oregon)

Eagle Ridge (Spokane, Washington)

1,100 units on 554 acres; Eagle Ridge is a multiphase planned residential community located in Spokane, Washington, approximately four miles from downtown Spokane's business district. It currently consists of approximately 900 occupied households and is expected to be sold out by 2019. Eagle Ridge is positioned as Spokane's top selling community, enjoying the close proximity to downtown, Spokane International Airport, major medical facilities, Fairchild Air Force Base, Riverside State Park and five golf courses. Living in Eagle Ridge is like living in the country, but close to the city.



Eagle Ridge (Spokane, Washington)



Screen Porch and Teen Room at Waterset (Apollo Beach, Florida)

Waterset (Tampa, Florida)

Waterset is a master-planned community located between the established Newland communities of Covington Park and MiraBay in the Apollo Beach area of Tampa planned for over 4,000 homes. Opening for sales in 2012, the 2,329 acre community has been envisioned and planned to create a “real town” based on the principles of diverse architecture for all homes and civic buildings; utilizing unique neighborhood design; celebrating local art; and making the best use of additional design principles. Community amenities will protect and celebrate a connection to the water and Floridian wetlands and will feature multiple lakes and canals connected by walking trails and pedestrian bridges. Over the next few years, South Shore Corporate Park, South Shore Commons, Amazon distribution center, and a new hospital are some of the major commercial uses planned that will drive residential demand.

Wendell Falls (Raleigh, North Carolina)

Wendell Falls™ is located less than 15 miles east of Downtown Raleigh with direct access to major highways and employment centers in the Triangle region. Encompassing over 1,100 acres, and planned for 4,000 homes, Wendell Falls also includes 273 acres of preserved open space, up to 2 million square feet of retail and commercial space and a variety of home styles, all built to ecoSelect standards which maximizes energy and water efficiency and savings. Home sales started in 2016 and already over 250 families have purchased a home. Amenities include The Farmhouse information center, a fitness center, a salt-water pool with water slide, lakeside pavilion with a fireplace, festival lawn with a tobacco barn, fishing pier, and 10+ miles of trails and pathways.



Wendell Falls Village (Raleigh, North Carolina)

Development Strategies for the Avalon Community



Development Strategy

For nearly 50 years Newland has been creating incredible places to live with a strong focus on community placemaking. We undergo a rigorous new community start-up process to define the public realm in an authentic language, and the Avalon Community would be no exception. When the Avalon Community plan is approved we will begin with a market opportunity and demand assessment and we will create a project vision based on a solid understanding of key buyer groups, their needs and their motivations. The vision yields planning principles (Who will live here? How will they live? What does the history of the land tell us?), a development concept and a detailed product segmentation strategy.

Following the creation of a detailed Vision for the Avalon Community, a final land plan, landscape concept, architecture concept, builder design guidelines, amenities plan and programming, community storyline and brand strategy are developed to guide the ongoing development, from community opening, through diverse economic cycles, to final successful close-out.

Newland typically involves a number of builders and commercial developers with specific skills and expertise to create a more unique built environment and offers a wide diversity of product.

Builder Partners

Newland has longstanding relationships with top national public builders, as well as innovative regional builders. It is the unique mix of both, in response to local market conditions, that results in customer-centric product offerings. Builders confidently accept our terms and take-down requirements, and comply with a Master Marketing Program that clearly and uniquely differentiates a Newland community from all others.

Newland's communities include over 130 builders nationally. Within our 22 markets, we have historically had representation of national builders and regional/local builders on a 50-50 mix. Builder selection is unique to each market, community and specific product that we are trying to create. We control more aspects of a builder's involvement in the community than many are accustomed to, reviewing and approving the floor plan, lot siting, elevation, exterior colors and landscaping for every house. Once a builder has worked with our programming, they realize the value and appreciate the end result.



Earth Castings, Briar Chapel (Chapel Hill, North Carolina)

Community Amenities and Recreation Areas

Newland approaches each new community development from the consumer's perspective first, and makes planning and development decisions regarding all aspects of the community based on what our research tells us about who will live here, and how they will live. No two amenity plans or programs to activate them are the same – they are based on the needs and motivations of the people who will one day live, work and play here.

Welcome Center

Newland conducted home shopper research with the Palo Alto-based human factors design firm IDEO in 2008, and as a result of that research we have completely re-defined the sales presentation and home shopping experience in our communities. Over the past five years we have brought five new communities to market, all featuring a multi-purpose “welcome center” with a fully functioning third party operated food and beverage operation within the same shared space. The purpose of these spaces is to offer a neutral third place where home shoppers, builder partners, real estate professionals and others can see and experience the community before there is even a full community to see. These spaces are fundamental to our new community amenity packages as we can quantifiably demonstrate their contribution to sales and support for our builder partners.



The Starling Club, FishHawk Ranch (Lithia, Florida)



The Embrey House, Embrey Mill (Stafford County, Virginia)

The welcome center at Tehaleh provides a wonderful trail head, aligning with Mount Rainier in the distance



Tehaleh (Pierce County, Washington)

Marketing

Newland is a marketing-focused company, and in all our communities we develop a Master Marketing Program that all builder partners are required to pay a marketing fee to participate in, and abide by. Components of our Master Marketing Program include:

- Research and Data Collection, including electronic guest registration
- Community Branding and Positioning
- Community Merchandizing
- Integrated Consumer Marketing and Promotion Plan
- Real Estate Outreach and Broker Program
- Builder Communication and Regular Meetings



Telfair (Sugarland, Texas)

Flexible, outdoor venues provides for large scale community gathering events



Pumpkin Festival at FishHawk Ranch (Lithia, Florida)

Newland Communities, Northwest Division

Scott Jones

Senior Vice President, Division Manager

505 South 336th Street, Suite 430

Federal Way, WA 98003

T. 253-275-3361

C. 253-266-5176

sjones@newlandco.com

www.newlandco.com

www.newlandcommunities.com



From: Richard Nelson
To: [PDS comments](#)
Subject: Comments on proposed "Skagit County's 2018 Proposed Amendments to the Comprehensive Plan and Land Use and Zoning Map"
Date: Tuesday, November 21, 2017 8:19:38 AM

Board of Commissioners,

Re: P17-0414 Quaker Cove Ministries

Quaker cove Camp has been a part of Skagit County for many years and has contributed to the economy of the area. I strongly support the proposal to change the zoning of the Quaker Cove property from Rural Intermediate to Small Scale Recreation and Tourism.

Richard Nelson
richardnelson@integrity.com
656 NE Wendy Ln
Gresham, OR 97030

From: Stacy O'Hagan
To: [PDS comments](#)
Subject: Comments on proposed "Skagit County's 2018 Proposed Amendments to the Comprehensive Plan and Land Use and Zoning Map"
Date: Saturday, November 18, 2017 10:38:36 AM

Board of Commissioners,

Re: P17-0414 Quaker Cove Ministries

Quaker Cove is essential to our little island. It is a space for kids and teenagers to have camps and activities during the year. Not allowing them to rezone and expand would be limiting the community's ability to have healthy activities for our children. As a parent and neighbor to the camp, I support their organization and I want to see them grow!

I support the proposal to change the zoning of the Quaker Cove property from Rural Intermediate to Small Scale Recreation and Tourism.

Stacy O'Hagan
stacyteresao@yahoo.com
15199 N Dewey Beach Dr
Anacortes, Washington 98221

From: Catherine Pitts
To: [PDS comments](#)
Subject: Comments on proposed "Skagit County's 2018 Proposed Amendments to the Comprehensive Plan and Land Use and Zoning Map"
Date: Saturday, November 18, 2017 10:33:40 PM

Board of Commissioners,

Re: P17-0414 Quaker Cove Ministries

I support the proposal to change the zoning of the Quaker Cove property from Rural Intermediate to Small Scale Recreation and Tourism.

Quaker Cove has been a place of rest and recreation for our Christian Motorcyclist Association retreat, and our Lydia Ministries, Inc. Leadership retreats. It's a peaceful setting where we join together to plan, celebrate, relax, refresh, commune with God and nature, and have fun. Our grandchildren have attended the Jr High summer camps and loved them. Our family had been to many private, church and community events there. Quaker Cove, with its beach, forest, fields, and quaint buildings is a great place for all these events. What's needed is more buildings and upgrading of what's there. The beautiful chapel, overlooking the water, is removed from the other buildings doesn't have bathroom facilities, making the camp less useful for our Christian ladies retreat. I fully support Quaker Cove's rezoning efforts.

Catherine Pitts
360-420-1987
1218 27th Court
Anacortes, WA 98221

Catherine Pitts
cmpitts@hotmail.com
1218 27th CT
Anacortes , Washington 98221

From: [Stacie Pratschner](#)
To: ["Roger Robinson"](#); [Ron Wesen](#); [Lisa Janicki](#); [Ken Dahlstedt](#); [Commissioners](#); [Dale Pernula](#); [Ryan Walters](#)
Subject: RE: 2018 Comp Plan Amendment P-12 - Please Docket
Date: Monday, November 27, 2017 10:29:53 AM
Attachments: [image001.png](#)

Good morning Roger,

Thank you for including me in the correspondence copied below. The 2018 Docket webpage has been updated with the corrected map that staff presented at the November 21 hearing; you can view it [here](#). We've also modified the acreage amount that would be modified in the project description on the website; you can see that [here](#) (scroll down all the way to the bottom of the page).

We'll be issuing a supplemental staff report in advance of the Deliberations scheduled for the December 19, and I'll include the corrected map in that report and the Departments proposed development code and comprehensive plan amendments that would accompany the creation of the SF-RR zone. Thank you for your assistance in bringing me up to speed on this proposed amendment and providing the historical context of the proposal. I look forward to our continued work together to make sure this proposal reflects the South Fidalgo community's goals and values.

Thanks again, and don't hesitate to contact me with any questions.

Stacie Pratschner, AICP

*Senior Planner / Team Supervisor
Long Range Planning Division*

Skagit County Planning & Development Services

1800 Continental Place
Mount Vernon, WA 98273
360.416.1336 | Staciep@co.skagit.wa.us



From: Roger Robinson [mailto:rogerarobinson@gmail.com]
Sent: Friday, November 24, 2017 11:34 AM
To: Ron Wesen; Lisa Janicki; Ken Dahlstedt; Commissioners; Dale Pernula; Ryan Walters; Stacie Pratschner
Subject: 2018 Comp Plan Amendment P-12 - Please Docket

From: Roger Robinson – Rosario Beach, South Fidalgo Island

To: Skagit County Commissioners

RE: 2018 Comp Plan Amendment P-12, Staff Report Memorandum: 2018 Docket

Dear Commissioners,

As you know, I am the original petitioner for the South Fidalgo Rural Residential zoning proposal. The intention of this letter to to let you know, in short form, that the vast majority of the residents on South Fidalgo Island support the Planning Department's recommendations for the new P-12 South Fidalgo Rural Residential Zone, provided the border line is adjusted correctly and that the list of the 17 odious commercial/industrial uses excludes the personal airstrip & personal small Ag processing uses. Neither of those two issues are printed correctly and/or included on the Planning Departments web page currently

Every change and requirement that each commissioner requested has been worked & reworked. Unless required by law, we urge you to pass this rezone quickly and without delay, as the process has been underway since November 2015.

Thank you in advance,

Roger Robinson
Rosario Beach

From: Purcell Amy
To: [PDS comments](#)
Subject: Comments on proposed "Skagit County's 2018 Proposed Amendments to the Comprehensive Plan and Land Use and Zoning Map"
Date: Friday, November 17, 2017 1:40:44 PM

Board of Commissioners,

Re: P17-0414 Quaker Cove Ministries

I support the proposal to change the zoning of the Quaker Cove property from Rural Intermediate to Small Scale Recreation and Tourism.

Purcell Amy
amypurcell78@gmail.com
3708 Ced
St. Johns, Florida 32259

From: Brandi Ralls
To: [PDS comments](#)
Subject: Comments on proposed "Skagit County's 2018 Proposed Amendments to the Comprehensive Plan and Land Use and Zoning Map"
Date: Monday, November 20, 2017 8:40:18 PM

Board of Commissioners,

Re: P17-0414 Quaker Cove Ministries

I support the proposal to change the zoning of the Quaker Cove property from Rural Intermediate to Small Scale Recreation and Tourism. This camp has been in my life for 18 years and is a crucial part of my well being over the years. The dedication that has been put into this camp over the years is phenomenal. There are countless numbers of people who this camp means so much to and getting it zoned in this way will be able to further its ministry.

Thank you,

Brandi Ralls
5910 78th St W Apt 8
Lakewood, WA 98499

Brandi Ralls
brandimralls@gmail.com
5910 78th St W Apt 8
Lakewood, Washington 98499

From: Shannon Redmond
To: [PDS comments](#)
Subject: Comments on proposed "Skagit County's 2018 Proposed Amendments to the Comprehensive Plan and Land Use and Zoning Map"
Date: Sunday, November 19, 2017 7:24:54 PM

Board of Commissioners,

Re: P17-0414 Quaker Cove Ministries

I support the proposal to change the zoning of the Quaker Cove property from Rural Intermediate to Small Scale Recreation and Tourism.

As Quaker coves closest neighbors, we feel they should be granted a rezoning permit so they can make the necessary repairs and upgrades to better the camp and the community. Not only are they great neighbors, but they are doing wonderful things for the community. The camp was in shambles and close to closure when the Sumes took over. Had they not, the area would most likely have been torn down and a sub division built. Instead they restored the camp, preserved the land, and gave children a safe place to learn, discover, and explore. Our house is one of the old lots that was originally owned by the church. Being right next to the camp has been a wonderful experience for us and the children playing and learning in the summer has brought us joy and happiness. Listening to the kids laugh and play just reminds us of how much we loved going to summer camp as kids, reminds of why we bought a house away from town, and builds on our love for nature.

If the permit is not granted, we fear the camp will slowly disintegrate and eventually perish. My husband and myself are very close with the community as we both volunteer for Mt. Erie fire department. Having a safe place for children to come and learn and have a great time at summer camp is most important to us. They have always been willing to loan us tools and help us with house projects when we are in a pinch. They are always willing to watch over our house, check on our animals, and watch out for any strange things happening in the area if we are out of town or at work. The camp has done great things for us and the community around us and we want nothing more than the camp to grow and thrive.

Shannon Redmond
emtff152284@gmail.com
7381 lone buck rd
Anacortes, Washington 98221

From: [Lori Anderson](#)
To: [Kathy Jewell](#)
Subject: FW: Feedback Submission
Date: Monday, November 27, 2017 3:35:37 PM

Comment Letter from dept email

Lori Anderson, Permit Technician
Skagit County Planning & Development Services
1800 Continental Place
Mount Vernon, WA 98273
360-416-1320
loria@co.skagit.wa.us

www.skagitcounty.net/planning

From: website
Sent: Monday, November 27, 2017 6:35 AM
To: Planning & Development Services
Subject: FW: Feedback Submission

From: feedback@co.skagit.wa.us [<mailto:feedback@co.skagit.wa.us>]
Sent: Sunday, November 26, 2017 4:55 PM
To: website <website@co.skagit.wa.us>
Subject: Feedback Submission

Department : Planning and Development Services
Name : Grant J Reefer
Email : reefers@wavecable.com

Other : Regarding file #P17 0414 Quaker Cove re-zone.

NO, This would mean more noise, more traffic in our area, and the disruption of our right to peace and quiet. WHY WERE THE NEIGHBORS NOT NOTIFIED OF THIS ? You would think we would have some sort of say in this re-zone.

From Host Address: 172.92.235.196

Date and time received: 11/26/2017 4:54:15 PM

From: Roger Robinson
To: [PDS comments](#)
Subject: 2018 Comp Plan Amendment P-12, Staff Report Memorandum: 2018 Docket
Date: Friday, November 24, 2017 4:11:11 PM

From: Roger Robinson – Rosario Beach, South Fidalgo Island
To: Skagit County Commissioners
RE: 2018 Comp Plan Amendment P-12, Staff Report Memorandum: 2018 Docket

Dear Commissioners,

As you know, I am the original petitioner for the South Fidalgo Rural Residential zoning proposal. The intention of this letter is to let you know, in short form, that the vast majority of the residents on South Fidalgo Island support the Planning Department's recommendations for the new P-12 South Fidalgo Rural Residential Zone, provided the border line is adjusted correctly and that the list of the 17 odious commercial/industrial uses excludes the personal airstrip & personal small Ag processing uses. Neither of those two issues are printed correctly and/or included on the Planning Department's web page currently.

Every change and requirement that each commissioner requested has been worked & reworked. Unless required by law, we urge you to pass this rezoning quickly and without delay, as the process has been underway since November 2015.

Thank you in advance,

Roger Robinson
Rosario Beach

From: Kelly Rogers
To: [PDS comments](#)
Subject: Comments on proposed "Skagit County's 2018 Proposed Amendments to the Comprehensive Plan and Land Use and Zoning Map"
Date: Saturday, November 18, 2017 3:50:02 PM

Board of Commissioners,

Re: P17-0414 Quaker Cove Ministries

I support the proposal to change the zoning of the Quaker Cove property from Rural Intermediate to Small Scale Recreation and Tourism.

Kelly Rogers
kellybrogers@gmail.com
4517 Blakely Dr
Anacortes , Washington 98221



*Western
Washington
Agricultural
Association*

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SKAGIT COUNTY
PDS

November 27, 2017

Mr. Dale Pernula, AICP, Director
Skagit County Planning and Development Services
1800 Continental Place
Mount Vernon, WA 98273

RE: Skagit County's 2018 Proposed Amendments to the Comprehensive Plan and Land Use Zoning Map

Dear Mr. Pernula:

Western Washington Agricultural Association (WWAA) provides professional services to twelve Skagit County dike, drainage, and irrigation districts (districts), and has done so for over a decade. Over that same time, WWAA has also provided professional services to Skagit County. WWAA is one of the primary resources for these entities, and well as State and Federal agencies, to consult and coordinate drainage and flood management decisions and actions on this landscape, particularly as to how these will affect and impact the greater agricultural community.

Given this background and position, WWAA would like to provide formal comment on Skagit County's Comprehensive Plan proposed 2018 docket change to C-1, *Policy 4A-5.6 Drainage Plans*. The proposed change, eliminating specific language that requires Skagit County Public Works Department to circulate, and thus accept comment, on drainage plans for potential development and building to the relevant and affected drainage district, is cause for great concern by our organization. We are certain this change will undo significant progress completed by WWAA, under the mentioned professional service agreements, to ensure districts provide their statutory mandates to protect life and property of those in the Skagit Delta floodplain.

At a time when more, not less, coordination is needed between the County and districts, to ensure natural resources are managed and protected, consistent with our communities desired and stated goals, WWAA urges Skagit County to further reflect and engage those on the landscape most involved in floodplain water table management and flood risk reduction, prior to implementing this change to County code. We do not deny however, this section of code has not been adequately utilized in past years, by both the County and Districts. However, that provides us all an opportunity to correct, not abandon, this increasingly important level of review and coordination between the two.

WWAA is in a uniquely qualified position to comment on this matter, given our professional relationship and obligations to both Skagit County and the Districts. We believe it critical to point out a significant milestone, that will facilitate mutually beneficial use of this element of County code. This Fall, the signatory Districts to the DFI and TFI all joined the Skagit County Drainage and Irrigation District

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• (360) 424-PEAS (7327) • FAX (360) 424-9343
E-mail: info@westag.org

Consortium, to foster and improve coordination and communication among them, to address and participate comprehensively to those things that impact and/or affect water table management on the greater Skagit agricultural landscape.

In order to preserve and maintain Skagit County agricultural viability, the County and Districts must work more thoughtfully and diligently on issues that affect how water is managed on this landscape. The mutual reliance and benefit each provides the other grows, just as population and development increases within *and* outside our urban and rural areas. WWAA encourages the County and Districts develop a new level of partnership- eliminating this portion of code, rather than review and update it, will deviate from this end.

It is critical to foster collaborative discussion and review of development in the agricultural zoned land base, now and moving forward. Additional 2018 Comprehensive Plan amendments (*P-2* and *P17-0416*), to allow for and facilitate development within and adjacent to farmland, are being accepted and reviewed for docketing. These changes lack sufficient scope and scale information, including the extent each will impact and affect this community, and thus have not yet been thoroughly vetted enough for WWAA support either. If implemented, these proposed amendments will impact farming and districts; it is the extent by which they do so, and how these actions will be mitigated, that we additionally request County staff to help find creative and innovative methods for resolution.

Please consider our comments as encouragement and support for County staff to work with qualified and interested parties, to address the complex and interconnected interactions between land use planning and enhancing agricultural viability. WWAA is always looking for ways to reduce and streamline onerous processes, to make critical decisions on land use and resource protection. However, WWAA is also fiercely protective of the Districts' ability to meet their statutory obligations to rural landowners. We view elimination of *Policy 4A-5.6 Drainage Plans* as elimination of an important tool, which has otherwise been underutilized over past years, which could be more effectively used to meet both County and District goals and policies.

WWAA understands the proposed change would have to navigate through and respond to public participation and County process prior to codification. Through collaborative and informative exchange between County staff, District commissioners, and interested parties, WWAA believes robust and useful code, regulating development and drainage on agricultural lands can be developed to meet a desired end, supported by inclusion of District review of and input on *drainage plans*. Dike, drainage, and irrigation districts protect and maintain a large segment of the Skagit County rural community, and must be included and considered in the development approval process.

If you have any questions or need further information with regard to our comments, please contact me at your convenience, 360-424-7327, or broozen@westag.org.

Sincerely,



Brandon Roozen

Executive Director

From: [Vicky Gonzalez](#)
To: [PDS comments](#)
Subject: FW: Oppose Avalon FCC
Date: Tuesday, October 31, 2017 8:22:44 AM

Please see below

Vicky Gonzalez, Administrative Coordinator
Skagit County Commissioners' Office
1800 Continental Place, Suite 100
Mount Vernon, WA 98273
[\(360\) 416-1311](tel:(360)416-1311) / vickyg@co.skagit.wa.us

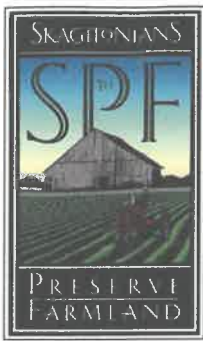
From: xochi flores [mailto:xochiflores@gmail.com]
Sent: Monday, October 30, 2017 6:23 PM
To: Commissioners
Subject: Oppose Avalon FCC

Hello,

Please oppose the proposed Avalon FCC.

Thank You,
Xochi F. Rose

512 S. 4th Street
La Conner, Wa.
98257



RECEIVED

NOV 27 2017

SKAGIT COUNTY
PDS

Monday, November 27, 2017

Board of County Commissioners

Skagit County Board of County Commissioners
1800 Continental Place
Mount Vernon, WA 98273

VIA Hand Delivery

RE: Skagit County's 2018 Proposed Amendments to the Comprehensive Plan and Land Use and Zoning Map

Dear Commissioners:

Thank you for the opportunity to comment on the proposed 2018 Comprehensive Plan Amendments. Skagitonians to Preserve Farmland's (SPF) comments are narrowly focused on the items **P-2, PL17-0416, and C-1.**

Regarding Docket Item P-2, a proposal to allow limited food service on farms in the Ag.-NRL zone:

SPF is concerned about the continued and long-term viability of Skagit County agriculture by considering this as a stand-alone proposal due to the broad policy implications this will have on farmland preservation and the County's Right-to-Farm ordinance.

The proposal, while on its face appears to be a minor code change, in reality represents a piecemeal approach with broad policy implications around the issues of agricultural accessory uses, value added processing, vertical integration, agritourism and the County's capacity to enforce this proposed new use in the Ag-NRL zone in addition to existing illegal uses.

SPF urges the Board of County Commissioners to exclude this single proposal from the 2018 Docket and direct Planning and Development Services to undertake a more comprehensive review and analysis of all existing and proposed agricultural accessory uses, including accessory uses that make up the broader category of agritourism activities and vertical integration, in order to evaluate the cumulative impacts to the long-term viability of farmland preservation and farming in Skagit County.

SPF further urges the Board of County Commissioners to direct Planning and Development Services to work with the Skagit County Agricultural Advisory Board in developing a comprehensive suite of Comprehensive Plan and Development Code amendments that will address agritourism, including restaurants and other forms of vertical integration, to ensure farmland preservation, agricultural drainage and the continued economic viability of all size and scale of farms in Skagit County.

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Linda Tyler
Development Director

Cristina Airado
*Development and
Outreach Administrator*

Barbara Martin
Bookkeeper

Regarding Docket item PL17-0416, Avalon Fully Contained Community:

SPF urges the Board of County Commissioners to support the staff recommendation and exclude this proposal from the 2018 Docket. The proposal flies in the face of nearly thirty years of comprehensive planning requiring County and municipal governments to minimize sprawl and protect critical areas and natural resource lands.

This proposal is in direct conflict of the recommendations by the Envision Skagit 2060 Citizens Committee Final Recommendations to “focus future growth up and not out” (page 25) and to avoid fully contained communities unless they can achieve urban densities through a Transfers of Development Right (TDR) program from rural or resource lands at a of ratio of one-to-one (page 34).

Finally, this proposal is inconsistent with the Skagit County Countywide Planning Policies and the GMA Steering Committee’s growth projections that have been mutually agreed to by Skagit County and local municipalities to sustainably manage growth. The GMA Steering Committee has determined that new non-incorporated UGAs or Fully Contained Communities are not necessary to accommodate future population growth within their 20-year planning period.

The GMA Steering Committee’s selection of the current population forecast recognizes, in part, the unique quality of life and rural character of Skagit County and that future planning efforts for growth need to reflect the community’s expressed desire to protect and preserve our rural character while promoting a robust economy that compliments the County’s policies that serve to preserve and protect Skagit County’s rich agricultural and natural resource heritage.

Because there is no credible evidence that local municipalities do not have the capacity within existing UGAs to accommodate existing growth projections; moving forward with docketing of this proposal is inconsistent with the County’s Comprehensive Plan UGA designation policies, the Envision Skagit 2060 Citizen Committee Final Recommendations, the Countywide Planning Policies and ultimately the State’s Growth Management Act.

Regarding Docket item C-1, a County staff proposal to eliminate drainage district review and comments on drainage plans to minimize impacts in the ag. zone:

SPF urges the Board of County Commissioners to reject the Staff recommendation to eliminate Skagit County Comprehensive Plan Policy 4A-5.6 Drainage Plans.

As the Board of County Commissioners know, agricultural drainage infrastructure is critical to the continued viability of Skagit agriculture. Skagit County, through its various Departments, coordinates and works with drainage districts on nearly a weekly basis as it is recognized the drainage districts are integral to Skagit County’s ability to manage surface, storm and flood waters.

With acknowledgement that this policy has not been implemented by Skagit County, now however is not the time to eliminate a policy aimed at promoting coordination. If nothing more than inaction is grounds for eliminating a policy, then nearly half the policies in Skagit County's Comprehensive Plan could be subject to elimination.

SPF urges the Board of County Commissioners to direct Planning and Development Services to work with the newly formed Skagit County Drainage and Irrigation District Consortium and Western Washington Agricultural Association to operationalize **Policy 4A-5.6** by developing a work plan to establish policies, procedures and processes that reflect Skagit County's current organizational structure and operations, so as to ensure government-to-government coordination is taking place in order to protect critical District infrastructure and so that actions authorized by Skagit County avoid, minimize and/or mitigate impacts to affected drainage infrastructure.

Thank you again for allowing us this opportunity to provide public comment. If you have any questions about our comments please do not hesitate to contact me by phone at 360-336-3974 or by e-mail at allenr@skagitonians.org.

Sincerely,



Allen Rozema
Executive Director

From: Deanna Rustad
To: [PDS comments](#)
Subject: Comments on proposed "Skagit County's 2018 Proposed Amendments to the Comprehensive Plan and Land Use and Zoning Map"
Date: Sunday, November 19, 2017 6:28:05 PM

Board of Commissioners,

Re: P17-0414 Quaker Cove Ministries

I support the proposal to change the zoning of the Quaker Cove property from Rural Intermediate to Small Scale Recreation and Tourism.

We have been so excited to see this special camp and grounds get cleaned up and operating again. Our Anacortes Christian Church have helped getting it up to speed to offer wholesome camps for young people and family picnics. The camp is old and needs some updating. It will be beneficial for safety and beautification. Our hope is that the caretakers will have approval to continue their hearts desire to build a safe and meaningful camp for the use by many to enjoy for years to come.

Thank you,

Deanna Penny Rustad

Deanna Rustad

brucerustad@frontier.com

3904 M Avenue

Anacortes, Washington 98221

From: Patrick Schmidt
To: [PDS comments](#)
Subject: Comments on proposed "Skagit County's 2018 Proposed Amendments to the Comprehensive Plan and Land Use and Zoning Map"
Date: Sunday, November 19, 2017 8:31:12 PM

Board of Commissioners,

Re: P17-0414 Quaker Cove Ministries

I support the proposal to change the zoning of the Quaker Cove property from Rural Intermediate to Small Scale Recreation and Tourism.

The staff and board of Quaker Cove are very enthusiastic about creating a welcoming place that will be a great asset to the community of Anacortes and beyond.

This proposed zoning change would help those efforts, and would contribute to the comfort and safety of Quaker Cove's guests.

Thank you,
Pat Schmidt
Maintenance Director
Camp Tilikum

Patrick Schmidt
pat@camptilikum.org
15327 NE North Valley RD
Newberg, Oregon 97132

From: Abigail Selix
To: [PDS comments](#)
Subject: Comments on proposed "Skagit County's 2018 Proposed Amendments to the Comprehensive Plan and Land Use and Zoning Map"
Date: Saturday, November 18, 2017 11:35:27 AM

Board of Commissioners,

Re: P17-0414 Quaker Cove Ministries

My family has been involved with Quaker Cove for generations. I grew up going to the kids camp and family camps there. I support the proposal to change the zoning of the Quaker Cove property from Rural Intermediate to Small Scale Recreation and Tourism because I believe that more people should be able to experience the wonder of God at this camp as I have throughout my life.

Abigail Selix
abbysf574@gmail.com
7906 NW Bacon Rd
Vancouver, Washington 98665

From: Gillian Selix
To: [PDS comments](#)
Subject: Comments on proposed "Skagit County's 2018 Proposed Amendments to the Comprehensive Plan and Land Use and Zoning Map"
Date: Saturday, November 18, 2017 11:35:43 AM

Board of Commissioners,

Re: P17-0414 Quaker Cove Ministries

I support the proposal to change the zoning of the Quaker Cove property from Rural Intermediate to Small Scale Recreation and Tourism.

Gillian Selix
gillian574@gmail.com
7906 NW Bacon Rd
Vancouver, Washington 98665

Elizabeth Seume
14694 Gibraltar Rd.
Anacortes, WA 98221

RECEIVED
NOV 21 2017
SKAGIT COUNTY
PDS



Re: P17-0414 Quaker Cove Ministries

My husband and I are the directors at Quaker Cove Retreat on Fidalgo Island. I am the registered agent for the Quaker Cove properties, which are owned by the Puget Sound Area Friends churches of Northwest Yearly Meeting of Friends. I am also acting as the agent for the three privately owned properties within our camp property in our proposal to rezone our 26 acres to SRT zoning.

Last fall, we fundraised \$15,000 towards replacing a cabin, whose roof was not structurally sound. In looking at the costs to repair this cabin vs. the amount of use and income the cabin generates, we decided it was better to replace the cabin with one 12 feet longer so that we could add bathrooms, making the cabin usable year-round, and able to keep 8 beds in the cabin so that we can maintain proper supervision of two adults in a cabin of youth. This is the standard recommended in our abuse prevention guidelines.

When we approached the county with our plans, we were told that under our zoning we couldn't build any new buildings unless they were residential, and we also couldn't extend the footprint of existing buildings. This was a surprise, as small extensions had been given permits in the past and our zoning hadn't been mentioned. We expected to be able to maintain and grow our camp in the same way that similar organizations do. The county suggested rezoning, because the current and historical use of our property had somehow been overlooked when the original zoning took place.

Quaker Cove was used for its first camp in 1930, and has been used for camps from Quaker meetings, other religious organizations as well as schools and other secular non-profits consistently for the past 87 years. The property was purchased with the intention of using it for camps and retreats (which match the purpose of SRT zoning), and you can see that in the 1930 dedication of our camp, which states that the purpose of the "conference site" is "for worship in prayer and song; for the religious inspiration of our children, for the spiritual and social welfare of our young people...for the preservation and strengthening of family ties; for the guidance of our youth; for the training of conscience; for aggression against evil...for the development of body, mind and spirit."

We are the only camp on Fidalgo Island, and we are good stewards of our property which is used to educate children and adults, provide an outdoor, hands-on experience of nature, and allow people to escape the busyness of modern life for the peacefulness and stillness found at Quaker Cove.

We are currently allowed to operate as a camp, as our usage is grand-fathered in, but our camp should have the right to maintain and grow in a healthy way, not just to be an exception.

Thank you for considering our proposal to rezone.

Elizabeth Seume, Director at Quaker Cove

A handwritten signature in blue ink, appearing to read "Elizabeth Seume", written over a light blue horizontal line.

Karl Seume
14694 Gibraltar Rd.
Anacortes, WA 98221

RECEIVED
NOV 21 2017
SKAGIT COUNTY
PDS



Re: P17-0414 Quaker Cove Ministries

My wife and I are the directors at Quaker Cove Retreat on Fidalgo Island. My wife grew up attending Quaker Cove, as her family were members of one of the owning churches, and through that connection we felt called to move to the camp to try to restore and improve it.

When we came to the camp 2 and a half years ago, we knew that it needed some major work to bring it up to it's potential. We looked at the 11 cabins, 3 small maintenance sheds, dining hall, chapel, and central restroom building and got to work. In that time, along with fundraising for our own salary because the camp didn't have funds to pay us, we have worked, building by building, to make cabins and facilities better so that more groups could rent the camp. We have repaired foundations, replaced siding, installed flooring, sheet-rocked, painted, built new bunk beds, bought new mattresses, sewed curtains, created signage for the grounds, and much more. In 2015, the year before we arrived, the camp had about 30 total volunteers. We have grown to over 300 volunteers in 2017, including local church members and several Navy squadrons from Whidbey Island who have done amazing work. I am also submitting a letter from Edwin Handley, the wing 10 command chaplain at Whidbey Island Naval Air Station in support of our rezoning as he could not be here today.

The next projects that are crucial to our success, extending our dining hall, and replacing a cabin, will require for Quaker Cove to rezone. We have several large donations which we are designated towards these projects, and we are excited to begin work on them. We are trying to grow as naturally and sustainably as we can, without taking out any loans or debts, preserving historical structures and the spirit of the camp, while replacing or remodeling things that just don't meet current camper needs.

We need to be able to arrange future cabin replacements and additions on our grounds so that we can create more pedestrian areas in the middle of camp, and move car traffic to other areas to make it safer for campers. We need to be rezoned to do this kind of work and master planning, so that we can commit to changes that will preserve the nature and beauty of the land and increase camper safety, as well as making cabins more accessible to people with different needs.

Thank you for considering our proposal to rezone.

Karl Seume, Director at Quaker Cove

A handwritten signature in blue ink that reads "Karl Seume".

From: Ruthie Severance
To: [PDS comments](#)
Subject: Comments on proposed "Skagit County's 2018 Proposed Amendments to the Comprehensive Plan and Land Use and Zoning Map"
Date: Tuesday, November 21, 2017 10:26:48 AM

Board of Commissioners,

Re: P17-0414 Quaker Cove Ministries

I support the proposal to change the zoning of the Quaker Cove property from Rural Intermediate to Small Scale Recreation and Tourism.

My son first heard about the new cabin in April. He has been saving money and donating it so that they will have funds to build it. At the age of 8, he is enthusiastic and unaware that the ability to build it hinges on the decisions of those in charge of the County's zoning. So he is fully expecting that when he visits next summer, it will be built and ready to enjoy. We have attended family camp his entire life, except for the time when he was only a few days old. It means the world to him and to us that this camp has not only survived, but is thriving! It's an asset to the community and those who would visit so they can enjoy all the natural beauty and charm of Anacortes and the surrounding area.

We have faith that a little boy's prayers will be answered so that his little kids will one day have the same fond memories he does of Quaker Cove.

Sincerely and hopefully,

Ruthie Severance,

Former camp counselor and
Mother of a camper

Ruthie Severance
ruthiegrace@gmail.com
817 N. 1st St.
Renton, Washington 98057

From: Sue Shaw
To: [PDS comments](#)
Subject: Comments on proposed "Skagit County's 2018 Proposed Amendments to the Comprehensive Plan and Land Use and Zoning Map"
Date: Saturday, November 18, 2017 1:04:30 PM

Board of Commissioners,

Re: P17-0414 Quaker Cove Ministries

I support the proposal to change the zoning of the Quaker Cove property from Rural Intermediate to Small Scale Recreation and Tourism. They have a lot of space to add to what they have now and/or repair what they have and it would be extremely helpful to the camp. I have volunteered at the camp and it is a great place for children and adults to come together.

Sue Shaw
sueas68@gmail.com
4409 San Juan Ave.
Anacortes, Washington 98221

From: Jami Simmons
To: [PDS comments](#)
Subject: Comments on proposed "Skagit County's 2018 Proposed Amendments to the Comprehensive Plan and Land Use and Zoning Map"
Date: Saturday, November 18, 2017 4:36:21 PM

Board of Commissioners,

Re: P17-0414 Quaker Cove Ministries

I support the proposal to change the zoning of the Quaker Cove property from Rural Intermediate to Small Scale Recreation and Tourism.

Jami Simmons
jamisimmons21@gmail.com
23514 58th Ave s
Kent , Washington 98032

From: Jessica Simmons
To: [PDS comments](#)
Subject: Comments on proposed "Skagit County's 2018 Proposed Amendments to the Comprehensive Plan and Land Use and Zoning Map"
Date: Monday, November 20, 2017 4:29:48 AM

Board of Commissioners,

Re: P17-0414 Quaker Cove Ministries

I support the proposal to change the zoning of the Quaker Cove property from Rural Intermediate to Small Scale Recreation and Tourism.

Jessica Simmons
jesslinn2015@gmail.com
12513 223rd Ave e
Bonney Lake , Washington 98391

From: [Kathy Jewell](#)
To: [Stacie Pratschner](#)
Subject: FW: No for Avalon Proposed community
Date: Wednesday, November 01, 2017 9:31:06 AM

Avalon

Sincerely,

Kathy Jewell
Administrative Coordinator
Skagit County Planning and Development Services
direct: 360-416-1338
www.skagitcounty.net/planning

From: Vicky Gonzalez **On Behalf Of** Commissioners
Sent: Tuesday, October 31, 2017 10:48 AM
To: PDS comments
Subject: FW: No for Avalon Proposed community

Please see email below.

Vicky Gonzalez, Administrative Coordinator
Skagit County Commissioners' Office
1800 Continental Place, Suite 100
Mount Vernon, WA 98273
(360) 416-1311 / vickyg@co.skagit.wa.us

From: Joyce Siniscal [<mailto:expressing.joyce@gmail.com>]
Sent: Tuesday, October 31, 2017 9:51 AM
To: Commissioners
Subject: No for Avalon Proposed community

Please reject the proposal for Avalon Fully Contained Community on Butler Hill.
We do not need to provide housing for 8500 upper middle class out of the area residents when our current residents can't find affordable housing. Seriously bringing 8500 new residents to our rural farm land community is absolutely ridiculous.
Joyce Siniscal
La Conner, Wa

From: Sandy Sjogren
To: [PDS comments](#)
Subject: Comments on proposed "Skagit County's 2018 Proposed Amendments to the Comprehensive Plan and Land Use and Zoning Map"
Date: Sunday, November 19, 2017 8:36:21 AM

Board of Commissioners,

Re: P17-0414 Quaker Cove Ministries

I support the proposal to change the zoning of the Quaker Cove property from Rural Intermediate to Small Scale Recreation and Tourism. Our church supports this camp and it has been a blessing to all of us. Exciting things are happening there for the benefit of kids in the community.

Sandy Sjogren
sjog425@yahoo.com
11773 Bayview Edison RD
Mount Vernon, Washington 98273

From: Kelly Stanfield
To: [PDS comments](#)
Subject: Comments on proposed "Skagit County's 2018 Proposed Amendments to the Comprehensive Plan and Land Use and Zoning Map"
Date: Saturday, November 18, 2017 1:01:29 PM

Board of Commissioners,

Re: P17-0414 Quaker Cove Ministries

I support the proposal to change the zoning of the Quaker Cove property from Rural Intermediate to Small Scale Recreation and Tourism.

Camp Quaker Cove will always have a piece of my heart. I spent about 10 years attending church camp, family camp and even random visits through out my high school years, so much so that it became the place I would go when I needed a place to think and pray. I decided what college to attend while sitting on the driftwood on the beach, which in turn led me to a life of ministry as a youth pastor/lead pastor's wife for the last 20 years. Even though I have moved away, I have often longed to visit the camp and soak in the peace that I so often found there, whether on the beach, the chapel or the wooded trails.

Kelly Stanfield
kellystan77@gmail.com
PO Box 1648
Paonia, Texas 81438

From: Melia Stout
To: [PDS comments](#)
Subject: Comments on proposed "Skagit County's 2018 Proposed Amendments to the Comprehensive Plan and Land Use and Zoning Map"
Date: Sunday, November 19, 2017 2:29:10 PM

Board of Commissioners,

Re: P17-0414 Quaker Cove Ministries

I support the proposal to change the zoning of the Quaker Cove property from Rural Intermediate to Small Scale Recreation and Tourism.

Melia Stout
mlstout7@icloud.com
27624 135th ave S.E.
Kent, Washington 98042

From: Geraldine Sugden
To: [PDS comments](#)
Subject: Comments on proposed "Skagit County's 2018 Proposed Amendments to the Comprehensive Plan and Land Use and Zoning Map"
Date: Saturday, November 18, 2017 1:30:56 PM

Board of Commissioners,

Re: P17-0414 Quaker Cove Ministries

I support the proposal to change the zoning of the Quaker Cove property from Rural Intermediate to Small Scale Recreation and Tourism.

I am a teacher in Puyallup School District. My children, my husband and I have attended various overnight camps at Quaker Cove for over 30 years, and have even been involved in the planning and directing of several.

As a member of the Quaker Cove Board, I believe rezoning is essential to the camp's future, as it will allow us to replace some rustic cabins with more modern versions (with plumbing!) that today's campers need.

It has been exciting this last 2 years to see the Cove reaching out to the Anacortes/Oak Harbor/Mount Vernon communities and providing a peaceful place for retreats, weekend reunions, and both day and overnight camps. I encourage you to approve the camps zoning request.

Sincerely, Geraldine Sugden

Geraldine Sugden
geraldinescloset@hotmail.com
37608 43rd Ave S.
Auburn, Washington 98001

From: Tammy Sugden
To: [PDS comments](#)
Subject: Comments on proposed "Skagit County's 2018 Proposed Amendments to the Comprehensive Plan and Land Use and Zoning Map"
Date: Saturday, November 18, 2017 6:36:30 PM

Board of Commissioners,

Re: P17-0414 Quaker Cove Ministries

I support the proposal to change the zoning of the Quaker Cove property from Rural Intermediate to Small Scale Recreation and Tourism. I've known about the camp for the last 10 years. However, it's only recently that the camp has seen any real growth. I'd like to see it continue to grow and thrive. Helping those in it's immediate vicinity with local functions (check out their gingerbread house party on Dec 10!) as well as those of us that live further away that treasure the space for what it is. A beautiful retreat from the madness that is city living. It's quite simple, the camp can't continue to grow unless it gets permission to rezone. So please pass the amendment.

Tammy Sugden
sekerlair@hotmail.com
37608 43rd Ave S.
Auburn, Washington 98001

From: Ashley Sullivan
To: [PDS comments](#)
Subject: Comments on proposed "Skagit County's 2018 Proposed Amendments to the Comprehensive Plan and Land Use and Zoning Map"
Date: Sunday, November 19, 2017 5:30:11 PM

Board of Commissioners,

Re: P17-0414 Quaker Cove Ministries

I support the proposal to change the zoning of the Quaker Cove property from Rural Intermediate to Small Scale Recreation and Tourism.

This place was a saving grace for me as a child growing up, I looked forward to going every summer. Staying in the cabins and getting that outdoor feel was truly undiscrivable! Just last year I was a volunteer to help spruce up a few things. I was more then happy to help. The feeling of going as an adult was no different then when I was a child. This place could use some new cabins for us to utilize the space for years to come!

Ashley Sullivan
ashley_sullivan43@yahoo.com
2361 sw 341st PL
Federal way, Washington 98023

From: kari sullivan
To: [PDS comments](#)
Subject: Comments on proposed "Skagit County's 2018 Proposed Amendments to the Comprehensive Plan and Land Use and Zoning Map"
Date: Saturday, November 18, 2017 11:29:21 AM

Board of Commissioners,

Re: P17-0414 Quaker Cove Ministries

I started going to family camp at Quaker cove when I was 13 & now my nieces & nephews go to camp there. It is a blessing for my family to learn more about god & their self there. Thank you Liz & Karl for what you are doing at Quaker cove.

I support the proposal to change the zoning of the Quaker Cove property from Rural Intermediate to Small Scale Recreation and Tourism.

kari sullivan
karisullivan@hotmail.com
10210 se 239th st #13
kent, Washington 98031

From: Sean Sullivan
To: [PDS comments](#)
Subject: Comments on proposed "Skagit County's 2018 Proposed Amendments to the Comprehensive Plan and Land Use and Zoning Map"
Date: Monday, November 20, 2017 9:08:03 PM

Board of Commissioners,

Re: P17-0414 Quaker Cove Ministries

I support the proposal to change the zoning of the Quaker Cove property from Rural Intermediate to Small Scale Recreation and Tourism. I have gone to this camp for around 37 years. This would be a step for the camp. Liz and Karl have done wonders over the years for this place and working so hard on this just shows how much love there is for it.

Thank you,

Sean Sullivan
5910 78th St W Apt 8
Lakewood, WA 98499

Sean Sullivan
seansully7616@gmail.com
5910 78th st W apt 8
Lakewood, Washington 98499

From: Erin Sweatt
To: [PDS comments](#)
Subject: Comments on proposed "Skagit County's 2018 Proposed Amendments to the Comprehensive Plan and Land Use and Zoning Map"
Date: Saturday, November 18, 2017 4:01:51 PM

Board of Commissioners,

Re: P17-0414 Quaker Cove Ministries

I support the proposal to change the zoning of the Quaker Cove property from Rural Intermediate to Small Scale Recreation and Tourism.

I had the pleasure of going to this camp as a young girl with my family for many years. It is such a treasure and should be continued for our future generations to benefit. Such a special place!!!

Erin Sweatt
erinsweatt@yahoo.com
870 ne Caden ave
Hillsboro, Oregon 97134

Statement of Interest

**Avalon Community
Skagit County, WA**

October 2017

Vineyard
DEVELOPMENT

Bill Sygitowicz, Owner
Vineyard Development Group, LLC

360-739-4089
BillSyg@VineDev.com

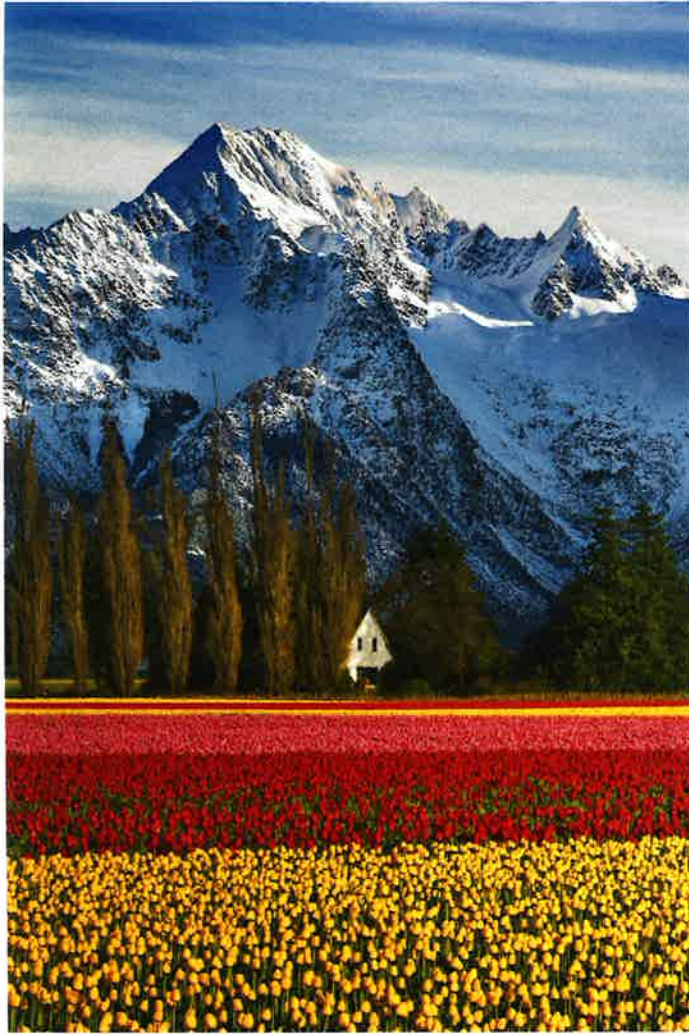
PO Box 29840
Bellingham, WA 98228



Newland Real Estate Group, LLC

*Newland creates communities from coast-to-coast for all kinds of families
to live life in ways that matter most to them.*



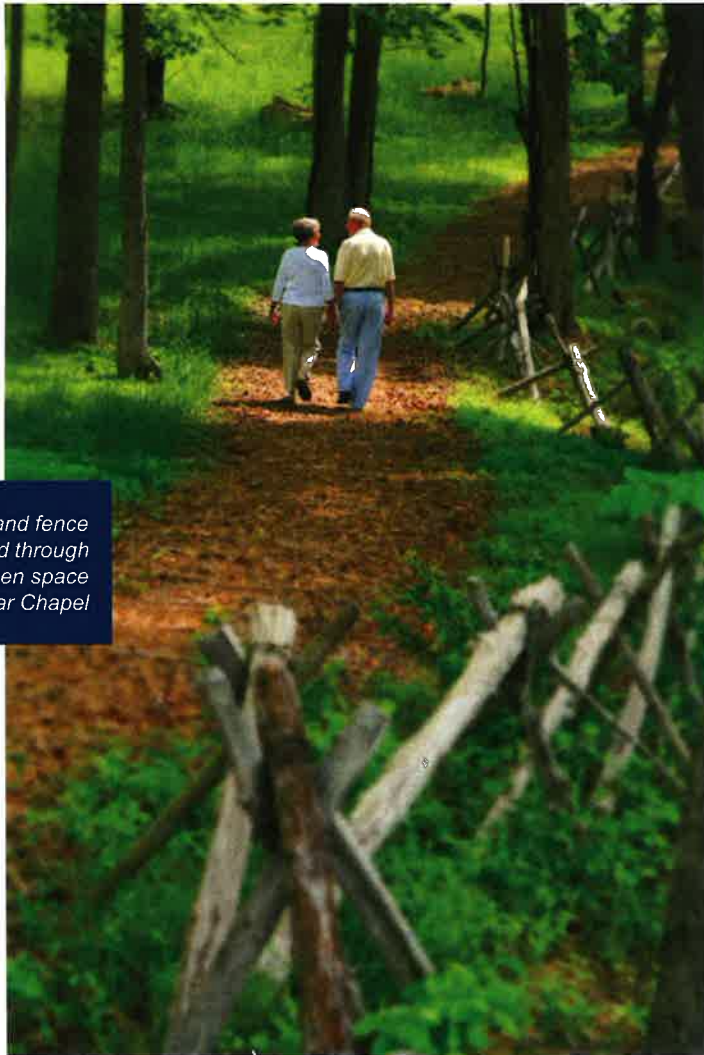


Skagit County, Washington State

Introduction

Newland Real Estate Group is pleased to present this statement of interest which outlines Newland's significant development experience and expresses our interest in pursuing potential development of the Avalon Community. We have nearly 50 years of experience in developing complex, multi-use projects throughout the United States, making us a credible, qualified developer to create and execute a high quality vision for the Avalon Community.

Our experience in creating communities is further enriched through our joint venture partner, North American Sekisui House LLC, a subsidiary of SEKISUI HOUSE LTD., the leading homebuilder and developer in Japan. This relationship has fostered innovative thinking in terms of the environment, energy, and sustainable practices now implemented in our communities across the country.



*Historic trail and fence
re-envisioned through
the primary open space
at Briar Chapel*

Briar Chapel (Chapel Hill, North Carolina)

Newland Real Estate Group creates communities from coast-to-coast for all kinds of families to live life in ways that matter most to them.

How people live is forever changing and evolving, making the big decision to purchase a new home more complex than ever. For more than four decades Newland has been creating communities all across the country that have become home to hundreds of thousands of families. In every community we create, one thing will never change—we start with the people who will one day live there, raise their families there, or retire there.

“Home” means something different to a young couple just starting out, to a family with teenagers, to a couple with adult children returning home, or to an empty nester with a home-based business. Newland is the largest private developer of planned residential and urban mixed-use communities in the United States, and we believe it is this diversity that creates the special sense of community that comes to life every day in our communities.

You can see it in the way the community amenities live, in the way informal social groups form and then take off, and you can sense it on the trails and in our many parks. Newland’s customer-focused approach to community creation is long term, and ensures we deliver on our vision of creating incredible places to live, while responsibly managing our partners’ investment.

With offices in many U.S. cities, Newland has been successful because we have created a portfolio of communities with geographic diversity, and a range of homes and amenities for all different types of families living life in ways that matter most to them.

Our teams all across the country take our core values of caring, commitment, and integrity very seriously. They are at the heart of everything we do.

Headquartered in San Diego, California, Newland is currently developing communities across the country in 14 states including: Arizona, California, Colorado, Florida, Georgia, Maryland, Minnesota, Nevada, Oregon, North Carolina, South Carolina, Texas, Virginia, and Washington.

Company Profile





4th Annual Balloon Festival at Sterling on the Lake

Opening balloon launch along the linear park leading to the village green, community clubhouse, and lake

Sterling on the Lake (Flowery Branch, Georgia)

Company History and Overview

Newland is a diversified real estate company and the largest private developer of residential and mixed-use communities in the United States. With a proven track record which began in 1968, Newland has an unparalleled reputation for integrity, innovation, vision, and results with its peers and customers. Headquartered in San Diego, California, the company has a broad national footprint, with operating teams managing more than 40 active projects coast-to-coast in 14 states and 22 diverse markets. Newland is the most geographically-diverse developer in the nation.

Newland's teams include experienced professionals in development, planning, finance, entitlement, engineering, construction, marketing and sales, with a demonstrated ability to create real value through all stages of a project, whether for Newland, or on behalf of a client, partner, or investor. Newland and its affiliated companies have been in continuous operation for over 45 years, and under the continuous leadership of Chairman and CEO Robert B. McLeod since 1982. Newland has survived past housing downturns and economic recessions by continuing to apply a disciplined and customer-focused development approach, and working transparently and collaboratively with capital partners to generate strong financial results.

Unparalleled Capabilities and Experience

No other company in America has Newland's breadth of mud-on-the-boots experience and skill in all phases of land development, from entitlement, government relations and public affairs, to capital sourcing and deal structuring, to risk mitigation, development envisioning and land planning, to amenity, retail/commercial and civic use programming, to builder sales and product segmentation strategies, to engineering and construction management, to final community delivery and close-out.

Today, Newland's portfolio of projects both completed and under development includes:

- **More than 140 diverse real estate developments**
- **In excess of 20 million square feet of commercial and retail**
- **Over 175,000 units sold to builders.**

Relationships and Results

Newland's proven track record demonstrates its commitment to achieving the best performance in each of our projects, translating to solid financial returns for our partners. Newland has a lengthy record of success in new markets, including success through challenging economic cycles and entitlement hurdles in multiple jurisdictions, thus gaining the confidence of partners, investors, stakeholders, builders, and consumers.

Notwithstanding the prolonged housing downturn, Newland has outperformed competitors, steadily increasing market share in almost every community in the portfolio since 2006. In 2016, Newland had five of the top 50 best-selling master-planned communities in the U.S., based on national surveys by Robert Charles Lessor & Company (RCLCO) and John Burns Real Estate Consulting (JBREC).

Newland's partners can attest to the teamwork and integrity with which Newland approaches each business interaction and the gains they enjoy as a result.

"Newland Communities has proven that they are the top developer of master-planned communities amongst their peers in the development industry. FishHawk Ranch has become the premier community in this market under the leadership of Newland Communities." – Glen Cross, Newland's development partner in FishHawk Ranch (Tampa, Florida).

"Newland Communities has proven their ability to deliver on expectations for strong financial results, generating solid returns for CalPERS. They are great partners, have been great to work with, and continue to earn our trust and investment." – Michael McCook, retired Chief Investment Officer, California Public Employees' Retirement System (CalPERS).

"Newland Communities lived up to the letter and spirit of the partnership. They went above and beyond anything we could have possibly expected. They are great partners." – Tom Ralphs, Newland's development partner in 4S Ranch (San Diego, California).

A National Platform with In-Depth Experience in the Northwest

Newland's geographic footprint and national operational reach is one of the most extensive in the industry. Newland is experienced and adept at managing the different constraints and opportunities in diverse markets and throughout different stages of a project lifecycle. In each case, Newland's community is positioned as one of the top-selling projects in the region, and is delivering lots to the top-ranked public and private builders and partnering with commercial developers.

Newland has developed proprietary best practices applied and refined in diverse markets across the United States, creating national economies of scale while also leveraging in-depth local insights and relationships.

Newland has a long history in the Pacific Northwest. Newland's regional office in Vancouver, Washington has operated for over 35 years and developed commercial, retail and more than 4,000 residential lots. With an additional 11,500-plus entitled lots and 400+ acres of commercial land at our Tehaleh community in the Puget Sound and Reed's Crossing Hillsboro, we expect to continue operating in the Northwest for another 20-plus years.



- Newland's mixed-use communities
- ★ Newland Offices

Newland Cornerstones

At Newland, our three cornerstones - Home, Healthy Living Systems and Innovation - are the foundation of everything we do from land acquisition, to community planning and creation, to recruiting and team member development.

Home

We create places where people feel comfortable and at home in their neighborhoods, at work or at play, with opportunities to live and share meaningful experiences with friends and family in ways that matter most to them.

Healthy Living Systems

We are intentional about the interaction of place, people, environment and investment to heal the land, provide a tradition of pride and an authentic sense of place.

Innovation

We proactively challenge the status quo, inside and outside our industry, to establish innovative best practices that improve our customers' and team members' quality of life.



The Launch at Estrella (Goodyear, Arizona)



*Family movie night in
the Central Park at
Eagle Ridge*

Eagle Ridge (Spokane, Washington)

Relevant Experience



Tehaleh (Seattle, Washington)

At 4,718 acres, Tehaleh is the largest planned community in Washington. Located in Pierce County and situated high on the plateau, Tehaleh (derived from the Chinook Language meaning "higher land") is an Employment Based Master Planned Community with initial approvals for 6,400 homes (and up to 9,700 pending approval), 3.9M square feet of employment center uses while preserving over 1,800 acres for parks and open space. The community opened in 2012 for home sales and with approximately 1,100 homes built, more than 2,500 people call Tehaleh home. Amenities include 10 neighborhood parks, 15 miles of trails, The Post, including a café, Seven Summits Lodge, an elementary school located right in the center of the community with a second one opening in 2018.



The Post at Tehaleh (Pierce County, Washington)

Reed's Crossing (Portland, Oregon)

Newland's newest community, Reed's Crossing is a 463 acre site that began infrastructure development in 2017 with plans to open for home sales in fall 2018. The residential program will include single family attached and detached homes and multi-family rentals. The goal of Reed's Crossing is to be **Complete**, creating a strong sense of place and integrating the natural and built amenities with the people who will live, shop and play in the community - connecting major road networks in close proximity to pathways providing pedestrian and multi-modal access to the entire community; and a Green, sustainable community incorporating parks, trails and open spaces. Over the next 10-15 years, Reed's Crossing will become home to more than 3,000 families and will include office, retail, and hospitality space.



Reed's Crossing (Hillsboro, Oregon)

Eagle Ridge (Spokane, Washington)

1,100 units on 554 acres; Eagle Ridge is a multiphase planned residential community located in Spokane, Washington, approximately four miles from downtown Spokane's business district. It currently consists of approximately 900 occupied households and is expected to be sold out by 2019. Eagle Ridge is positioned as Spokane's top selling community, enjoying the close proximity to downtown, Spokane International Airport, major medical facilities, Fairchild Air Force Base, Riverside State Park and five golf courses. Living in Eagle Ridge is like living in the country, but close to the city.



Eagle Ridge (Spokane, Washington)



Screen Porch and Teen Room at Waterset (Apollo Beach, Florida)

Waterset (Tampa, Florida)

Waterset is a master-planned community located between the established Newland communities of Covington Park and MiraBay in the Apollo Beach area of Tampa planned for over 4,000 homes. Opening for sales in 2012, the 2,329 acre community has been envisioned and planned to create a “real town” based on the principles of diverse architecture for all homes and civic buildings; utilizing unique neighborhood design; celebrating local art; and making the best use of additional design principles. Community amenities will protect and celebrate a connection to the water and Floridian wetlands and will feature multiple lakes and canals connected by walking trails and pedestrian bridges. Over the next few years, South Shore Corporate Park, South Shore Commons, Amazon distribution center, and a new hospital are some of the major commercial uses planned that will drive residential demand.

Wendell Falls (Raleigh, North Carolina)

Wendell Falls™ is located less than 15 miles east of Downtown Raleigh with direct access to major highways and employment centers in the Triangle region. Encompassing over 1,100 acres, and planned for 4,000 homes, Wendell Falls also includes 273 acres of preserved open space, up to 2 million square feet of retail and commercial space and a variety of home styles, all built to ecoSelect standards which maximizes energy and water efficiency and savings. Home sales started in 2016 and already over 250 families have purchased a home. Amenities include The Farmhouse information center, a fitness center, a salt-water pool with water slide, lakeside pavilion with a fireplace, festival lawn with a tobacco barn, fishing pier, and 10+ miles of trails and pathways.



Wendell Falls Village (Raleigh, North Carolina)

Development Strategies for the Avalon Community



Development Strategy

For nearly 50 years Newland has been creating incredible places to live with a strong focus on community placemaking. We undergo a rigorous new community start-up process to define the public realm in an authentic language, and the Avalon Community would be no exception. When the Avalon Community plan is approved we will begin with a market opportunity and demand assessment and we will create a project vision based on a solid understanding of key buyer groups, their needs and their motivations. The vision yields planning principles (Who will live here? How will they live? What does the history of the land tell us?), a development concept and a detailed product segmentation strategy.

Following the creation of a detailed Vision for the Avalon Community, a final land plan, landscape concept, architecture concept, builder design guidelines, amenities plan and programming, community storyline and brand strategy are developed to guide the ongoing development, from community opening, through diverse economic cycles, to final successful close-out.

Newland typically involves a number of builders and commercial developers with specific skills and expertise to create a more unique built environment and offers a wide diversity of product.

Builder Partners

Newland has longstanding relationships with top national public builders, as well as innovative regional builders. It is the unique mix of both, in response to local market conditions, that results in customer-centric product offerings. Builders confidently accept our terms and take-down requirements, and comply with a Master Marketing Program that clearly and uniquely differentiates a Newland community from all others.

Newland's communities include over 130 builders nationally. Within our 22 markets, we have historically had representation of national builders and regional/local builders on a 50-50 mix. Builder selection is unique to each market, community and specific product that we are trying to create. We control more aspects of a builder's involvement in the community than many are accustomed to, reviewing and approving the floor plan, lot siting, elevation, exterior colors and landscaping for every house. Once a builder has worked with our programming, they realize the value and appreciate the end result.



Earth Castings, Briar Chapel (Chapel Hill, North Carolina)

Community Amenities and Recreation Areas

Newland approaches each new community development from the consumer's perspective first, and makes planning and development decisions regarding all aspects of the community based on what our research tells us about who will live here, and how they will live. No two amenity plans or programs to activate them are the same – they are based on the needs and motivations of the people who will one day live, work and play here.

Welcome Center

Newland conducted home shopper research with the Palo Alto-based human factors design firm IDEO in 2008, and as a result of that research we have completely re-defined the sales presentation and home shopping experience in our communities. Over the past five years we have brought five new communities to market, all featuring a multi-purpose "welcome center" with a fully functioning third party operated food and beverage operation within the same shared space. The purpose of these spaces is to offer a neutral third place where home shoppers, builder partners, real estate professionals and others can see and experience the community before there is even a full community to see. These spaces are fundamental to our new community amenity packages as we can quantifiably demonstrate their contribution to sales and support for our builder partners.



The screen porch provides a game room for all ages

The Starling Club, FishHawk Ranch (Lithia, Florida)



The Embrey House, Embrey Mill (Stafford County, Virginia)

The welcome center at Tehaleh provides a wonderful trail head, aligning with Mount Rainier in the distance



Tehaleh (Pierce County, Washington)



Telfair (Sugarland, Texas)

Marketing

Newland is a marketing-focused company, and in all our communities we develop a Master Marketing Program that all builder partners are required to pay a marketing fee to participate in, and abide by. Components of our Master Marketing Program include:

- Research and Data Collection, including electronic guest registration
- Community Branding and Positioning
- Community Merchandizing
- Integrated Consumer Marketing and Promotion Plan
- Real Estate Outreach and Broker Program
- Builder Communication and Regular Meetings

Flexible, outdoor venues provides for large scale community gathering events



Pumpkin Festival at FishHawk Ranch (Lithia, Florida)

Newland Communities, Northwest Division

Scott Jones

Senior Vice President, Division Manager

505 South 336th Street, Suite 430

Federal Way, WA 98003

T. 253-275-3361

C. 253-266-5176

sjones@newlandco.com

www.newlandco.com

www.newlandcommunities.com




NEWLAND

From: Rebecca Teeters
To: [PDS comments](#)
Subject: Comments on proposed "Skagit County's 2018 Proposed Amendments to the Comprehensive Plan and Land Use and Zoning Map"
Date: Monday, November 20, 2017 3:50:17 PM

Board of Commissioners,

Re: P17-0414 Quaker Cove Ministries

I support the proposal to change the zoning of the Quaker Cove property from Rural Intermediate to Small Scale Recreation and Tourism.

Quaker Cove has become not only a great asset to Quaker meetings and families in Washington, but a wonderful place for families in Skagit county to enjoy the outdoors and beauty of a lovely area.

Rebecca Teeters
becky_teeters@hotmail.com
10955 SE 224th Place
Kent, Washington 98031

From: tennirunner@gmail.com
To: [PDS comments](#)
Subject: FW: Skagit County"s 2018 ProposedAmendments to the Comprehensive Plan andLand Use and Zoning Map
Date: Wednesday, November 22, 2017 12:30:58 PM

Sent from [Mail](#) for Windows 10

In regards to P17-0416 (Avalon)

I am hoping you will deny this application to rezone 1244 acres of land.

1)If builders are looking for land out of the flood plain, Bay View ridge/area has room for houses and there is a golf course nearby that should appeal to the golfers. Butler Hill was zoned as it is for a reason. The addition of a golf course was not a good idea and adding housing would be a big mistake.

2)With the addition of the golf course those of us living in the flats south of Butler Hill have seen an increase of water with heavy rains. I know there are areas of "swamp-like" areas and when these were eliminated for the golf course the water must go somewhere. Where will the runoff from the roads, driveways, etc. go. Down the hill to add water to our fields and homes.

3)Unless you have the authority to force all traffic to take the Bow Hill exit and not use the Cook Rd/Hwy 99 intersection it will be a terrible mess. This area is very congested at times and does not need cars from a new town directed its way.

4)I realize affordable housing is needed in the Valley but this will not help that group of people. I seem to remember hearing at a televised meeting that it would be a country club style. Plus, it is quite a distance to jobs for those needing affordable housing so that also makes me think it is not for the average person.

5)As the geese and swans fly over, will their "pond" be surrounded by houses therefore pushing them out of their safe haven?

I think this proposal needs to be denied for the above reasons and those of other objectors. It doesn't seem fair that this proposal can be approved and those of us who currently reside in the area will be forced to live with flood waters, congestion, loss of the beauty of the area. Tell the investors to try BayView Hill.

Sandy Tenneson
19095 Cook Rd
Burlington, WA 98233

Sent from [Mail](#) for Windows 10

From: Elizabeth Thornlow
To: [PDS comments](#)
Subject: Comments on proposed "Skagit County's 2018 Proposed Amendments to the Comprehensive Plan and Land Use and Zoning Map"
Date: Sunday, November 19, 2017 11:12:02 AM

Board of Commissioners,

Re: P17-0414 Quaker Cove Ministries

I support the proposal to change the zoning of the Quaker Cove property from Rural Intermediate to Small Scale Recreation and Tourism.

My family and I have spent many days at Quaker Cove Camp. As part of a church group, as good friends of the directors, and parents of two young campers.

I am continuously grateful and impressed with the work being done at Quaker Cove. We have had dozens of positive experiences for our children and family while attending different functions at the camp. Anacortes has desperately needed more resources for young families and Quaker Cove is a dream and vision being realized by many.

I have invested myself in this community by volunteering through many different church services, homeownership and providing a small, local business through the farmers market that supports health, nutrition and community. I will continue to sport Quaker Cove at any capacity they need, because we want to see them be able to serve more families in Anacortes and beyond.

Thank you for your time and consideration on this matter. We are 100% support the camp being able to re-zone and provide the infrastructure needed to serve for many years to come.

Elizabeth Thornlow
360.941.3701

Elizabeth Thornlow
ballerinamermaid@gmail.com
3805 O ave
Anacortes, Washington 98221

From: Dawn Todd
To: [PDS comments](#)
Subject: Comments on proposed "Skagit County's 2018 Proposed Amendments to the Comprehensive Plan and Land Use and Zoning Map"
Date: Saturday, November 18, 2017 11:00:20 AM

Board of Commissioners,

Re: P17-0414 Quaker Cove Ministries

I support the proposal to change the zoning of the Quaker Cove property from Rural Intermediate to Small Scale Recreation and Tourism.

The camp is a camp and part of our churches outreach to young people - ones in our churches and welcoming others in the community.

Our camps in Oregon and Idaho build community and are places of health, fun, and learning. They benefit the areas where they are located. We want the same for Quaker Cove.

We have the human capital to invest and the expertise to guide the development of camp infrastructure and programs. Now we need the zoning to make it possible.

Please help.

Dawn Elizabeth Todd

Dawn Todd
detodd10@gmail.com
200 N. Meridian Street
Newberg, Oregon 97132

From: Julie VanQuickenborne
To: [PDS comments](#)
Subject: Comments on proposed "Skagit County's 2018 Proposed Amendments to the Comprehensive Plan and Land Use and Zoning Map"
Date: Friday, November 17, 2017 7:13:00 AM

Board of Commissioners,

Re: P17-0414 Quaker Cove Ministries

I support the proposal to change the zoning of the Quaker Cove property from Rural Intermediate to Small Scale Recreation and Tourism.

Both of my daughters have attended summer camp at Quaker Cove, learning the value of being outdoors, trying new activities and meeting friends. We are truly blessed to have such a unique camp in our county. I fully support them in all their endeavors as I know they are exceptional stewards of the land they use.

Thank you,

Julie VanQuickenborne

Julie VanQuickenborne
julzvq@comcast.net
624 hillcrest Dr
Anacortes, Washington 98221



RECEIVED

NOV 21 2017

**SKAGIT COUNTY
PDS**

November 16, 2017

Skagit County's 2018 Proposed Amendments to the Comprehensive Plan and Land Use and Zoning Map

Re: P17-0414 Quaker Cove Ministries

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

Skagit County Board of Commissioners,

My name is Lorraine Watson and I am the pastor of North Seattle Friends Church at 7740 24th Ave NE, Seattle, WA 98115. I am also a member of the Quaker Cove Ministries Board of Directors and serve in that role as the official representative of North Seattle Friends Church.

As a pastor at one of the five Quaker churches of the Puget Sound Area of Northwest Yearly Meeting of Friends and as such a church that owns Quaker Cove, I affirm that Quaker Cove has no plan, intention, or desire to sell the property. Our application to rezone the camp is indicative of the hope to be in an appropriate zoning that reflects the current and historical use of the property, allowing us to update our current facilities to be more functional. While we have the desire to grow the ministry of the camp, our goal is to do so on a small scale, while preserving the wooded areas of the camp and protecting the natural beauty of the land.

Sincerely,

Lorraine Watson, Pastor
North Seattle Friends Church
7740 24th Ave NE
Seattle, WA 98115

Lorraine Watson
PASTOR

206 ~525 ~8800

7740 24th Avenue NE
Seattle WA 98115

lorraine@northseattlefriends.org
www.northseattlefriends.org

From: Debbie Weis
To: [PDS comments](#)
Subject: Comments on proposed "Skagit County's 2018 Proposed Amendments to the Comprehensive Plan and Land Use and Zoning Map"
Date: Friday, November 17, 2017 2:56:22 AM

Board of Commissioners,

Re: P17-0414 Quaker Cove Ministries

I support the proposal to change the zoning of the Quaker Cove property from Rural Intermediate to Small Scale Recreation and Tourism. This camp is a high asset to our community. It's a wonderful place for families to come and enjoy camping, picnics, and fellowship with fellow Christians. It's a wonderful place for families to unwind, unplug and enjoy the beauty the Lord has given us. Being able to add a cabin, or update existing buildings is very important for Karl and Liz to continue the ministry of giving our youth a place to unwind, and connect with nature and have a positive experience at a day or week summer camp. I'm asking you to grant their rezoning for Quaker Cove. Thank you,
Debbie Weis

Debbie Weis
nanadedb61.dw@gmail.com
1610 Skyline Way Apt. D
Anacortes, Washington 98221

From: Jennifer Williams
To: [PDS comments](#)
Subject: Comments on proposed "Skagit County's 2018 Proposed Amendments to the Comprehensive Plan and Land Use and Zoning Map"
Date: Saturday, November 18, 2017 7:38:38 PM

Board of Commissioners,

Re: P17-0414 Quaker Cove Ministries

I support the proposal to change the zoning of the Quaker Cove property from Rural Intermediate to Small Scale Recreation and Tourism.

Jennifer Williams
jen04osu@hotmail.com
1319 37th
Anacortes , Washington 98221

November 16, 2017

Skagit County's 2018 Proposed Amendments to the Comprehensive Plan and Land Use and Zoning Map

Re: P17-0414 Quaker Cove Ministries

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

Skagit County Board of Commissioners,

My name is Jenny Willoughby, and I serve on the Quaker Cove Board of Directors. I represent Olympic View Friends Church. As a board member, I affirm that Quaker Cove has no plan, intention, or desire to sell the property. Our application to rezone the camp is indicative of the hope to be in an appropriate zoning that reflects the current and historical use of the property, allowing us to update our current facilities to be more functional. While we have the desire to grow the ministry of the camp, our goal is to do so on a small scale, while preserving the wooded areas of the camp and protecting the natural beauty of the land.

I have had the honor and the privilege to volunteer and serve on the board for Quaker Cove for two years now. Being a newer member to the Puget Sound area, I have been so impressed with this little camp. Quaker Cove is not a huge convention center type camp nor is that part of our plan to turn it into such. The scenery is rustic and full of nature and that is a large part of its charm. By design we are trying to capture this peaceful beauty and share it with the intent to bring those who visit closer to who God is. At this moment that can be difficult with what buildings are available for gatherings and sleeping accommodations, especially for ADA accessibility. As mentioned above, our adjustments would be for growing on a small scale, while preserving the wooded areas. These wooded areas are seen as great assets to our programs and create an atmosphere we wish to nurture.

My impression and understanding, being new to this camp, is there is a strong sense of belonging here. The churches who share this camp have a deep love for this space and a sacred attachment to it. I can see this property staying under this same care for the next 100 years and beyond. The Friends denomination has a long history of establishing schools and camps that they keep for generations. I see Quaker Cove fitting right in with this heritage and see a great future for our children and their children to be able to attend camp here.

Jennifer Willoughby



3213 49th Ave NE Apt3
Tacoma, WA 98422

RECEIVED
NOV 21 2017
SKAGIT COUNTY
PDS

From: Robert Willoughby
To: [PDS comments](#)
Subject: Comments on proposed "Skagit County's 2018 Proposed Amendments to the Comprehensive Plan and Land Use and Zoning Map"
Date: Monday, November 20, 2017 7:44:06 AM

Board of Commissioners,

Re: P17-0414 Quaker Cove Ministries

I support the proposal to change the zoning of the Quaker Cove property from Rural Intermediate to Small Scale Recreation and Tourism.

I am the pastor of Olympic View Friends in Tacoma WA. While I have only personally been involved with Quaker Cove for the past 3 years, our church community has had regular activities at the camp since it was founded. Quaker Cove has been a special place for countless members of our congregation. I've talked with people who met their spouses at the camp, first came to faith at an event there, or who attended as a child and now send their children to the camp regularly. The main goal of Quaker Cove, based on what I've been told by those who love this special place, is to be a space that blesses those (like me) who live outside of the area and to be a blessing for churches, schools, groups, etc in and near Anacortes. The rezoning, as I understand it, would allow Quaker Cove to replace cabins that are beyond repair or would cost more to repair than building a new structure. This improvements would benefit generations to come.

Robert Willoughby
the_willoughbys@mac.com
3213 49th Ave NE Apt 3
Tacoma, Washington 98422

From: Jonathan Woodward
To: [PDS comments](#)
Subject: Comments on proposed "Skagit County's 2018 Proposed Amendments to the Comprehensive Plan and Land Use and Zoning Map"
Date: Monday, November 20, 2017 7:46:08 PM

Board of Commissioners,

Re: P17-0414 Quaker Cove Ministries

I came to Quaker Cove as a Day Camp Counselor this last summer, and the impact I saw that this camp has on the community was profound! I love camp ministry, and camp counseling, so it was a pleasure to go up to Anacortes and bring the excitement to kids. It was a wonderful week where kids got to learn about a variety of things, things like crabbing, gardening, archery and so much more, and have a Ton of fun with their friends.

While I was up at Quaker Cove for the week I went into Anacortes for dinner with some friends and one of the workers at the restaurant knew about Quaker Cove since his kids were going there for Camp that year. From the way he talked about the time his kids spent there I could see that he really appreciated having a place he could send his kids to that was safe, educational, and fun. Which that is the hope that every camp I've worked at has, to be a place parents are able to be just as excited to send their kids to, as the kids are that are going.

I support the proposal to change the zoning of the Quaker Cove property from Rural Intermediate to Small Scale Recreation and Tourism because I believe that they have already impacted the community greatly and this change will only increase that positive impact!

Jonathan Woodward
jwwalkinginchrist@gmail.com
18705 Hwy 101 N
Rockaway Beach, Oregon 97136

From: [Kathy Jewell](#)
To: [Stacie Pratschner](#)
Subject: FW: oppose the approval of the proposed 8,500 home Avalon Fully Contained Community (FCC) development on Butler Hill
Date: Wednesday, November 01, 2017 9:30:54 AM

Avalon

Sincerely,

Kathy Jewell
Administrative Coordinator
Skagit County Planning and Development Services
direct: 360-416-1338
www.skagitcounty.net/planning

From: Vicky Gonzalez **On Behalf Of** Commissioners
Sent: Tuesday, October 31, 2017 8:29 AM
To: PDS comments
Subject: FW: oppose the approval of the proposed 8,500 home Avalon Fully Contained Community (FCC) development on Butler Hill

Please see email below.

Vicky Gonzalez, Administrative Coordinator
Skagit County Commissioners' Office
1800 Continental Place, Suite 100
Mount Vernon, WA 98273
(360) 416-1311 / vickyg@co.skagit.wa.us

From: Rosann Wuebbels [<mailto:rwuebbels@yahoo.com>]
Sent: Tuesday, October 31, 2017 6:46 AM
To: Commissioners
Subject: oppose the approval of the proposed 8,500 home Avalon Fully Contained Community (FCC) development on Butler Hill

You've GOT to be kidding!!! Follow the growth management act.

Skagit County does not need another urban area larger than some cities and towns.

FCCs are not currently permitted under the Comprehensive Plan or county code. Both the plan and the codes would need to be changed to permit an FCC. The developers are requesting these changes.

Avalon FCC, as proposed, is not just a big subdivision. If built it would need all urban services just like a new city or town - shops, offices, schools, fire protection, sewer, water, storm water management, drainage, emergency services, etc. Unless the developer pays these costs, taxpayers end up footing the bills for services.

Towns and cities still have room for more people. The Skagit County Planning Policies say that 80% of new residents should go into urban areas (cities, towns and their urban growth areas) and 20% into rural Skagit County. The County has met this goal most years since 1995, but not all.

The developers of the proposed Avalon FCC have not shown there is a need for this development, which is a requirement under GMA. Skagit County sets and meets the population projects it uses to estimate

growth and does not need to increase this estimate. As required by the Comprehensive Plan and the State Growth Management Act (GMA), Skagit County has put most of its increase in population into cities, towns and urban growth areas (UGAs). The law requires that cities and their UGAs accommodate new residents inside their boundaries before expanding their boundaries.

Sincerely,

Rosann Wuebbels
11134 O Ave
Anacortes, wa 98221

Citizen-Initiated Proposals

Number	Petitioner	Petitioner's Description
Policy and/or Code Amendments		
P-1	Carol Ehlers	Amendment to Skagit County Code (SCC) 14.24.320 to prohibit the activities listed in Sections (1) through (6) in all of unincorporated Skagit County. <u>Link to Application Materials</u>
P-2	Roger Wechsler (Samish Bay Cheese)	Amendment to the definition of "Agricultural Accessory Use" in Skagit County Code (SCC) 14.04.020(7) to include an allowance for limited food service that is incidental to the primary use (the farm) and serving products predominately processed on the farm. Seating would be limited to 20 guests, and no conversion of farm land would be permitted to take place to support the food service. No negative impacts to agricultural drainage infrastructure would be permitted. <u>Link to Application Materials</u>
Comprehensive Plan/Zoning Map Amendments		
PL17-0414 Map	Elizabeth Seume (Quaker Cove Ministries)	Amend the Comprehensive Plan and Zoning designation of approximately 31 parcels totaling 25.69 acres from Rural Intermediate (RI) to Small Scale Recreation and Tourism (SRT). The purpose of the requested amendment is to support the current use and proposed future expansion of Quaker Cove Camp and Retreat center. The camp is located on Fidalgo Island adjacent to Gibraltar Road. <u>Link to Application Materials</u>
PL17-0416 Map	Bill Sygitowicz (Skagit Partners LLC) Deferred by Board from the 2016 and 2017 dockets; also resubmitted by applicant.	Amend the Comprehensive Plan and Development Regulations to establish a process for consideration and approval of a new fully contained community pursuant to RCW 36.70A.350. Amend the Countywide Planning Policies (CPPs) to increase the Skagit County 20-year population forecast by 8,500, place the additional population in reserve for a new fully contained community, and make the CPPs consistent with the Comprehensive Plan and Development Regulation amendments described above. Amend the Comprehensive Plan and Zoning designation of approximately 1,244 acres on the west slope of Butler Hill, including the Avalon Golf Links, the majority of which is currently designated Rural Resource-NRL with a Mineral Resource Overlay (MRO), to allow for development of a new fully contained community named Avalon as proposed by Skagit Partners. <u>Link to Application Materials</u>

County-Initiated Proposals

Number	Petitioner	Description
Comprehensive Plan Policy or Text		
C-1	Commissioner Wesen	Wiseman Creek Boardwalk Project Removal In the Comprehensive Plan Transportation Technical Appendix, remove the Wiseman Creek Boardwalk Project, which is proposed for a portion of the Cascade Trail.
C-2	Commissioner Wesen	Coast to Cascades Corridor Study Revision In the Comprehensive Plan Transportation Technical Appendix, revise the Coast-to-Cascades Corridor Study description to preclude use of unused County right of way between Burlington and Bayview Ridge for non-motorized transportation purposes.
Development Regulation		
C-3	Planning & Development Services (PDS)	Garage Setbacks in Bayview Ridge Residential Revise SCC 14.16.340(5)(c)(i)(D) to clarify that this setback provision applies to new garages only.
C-4	PDS	Major Utility Development in Bayview Ridge Residential Add major utility development as a Hearing Examiner special use in the Bayview Ridge Residential zone, SCC 14.16.340.
C-5	PDS	Temporary Events in Various Bayview Ridge Zones Make temporary events an outright permitted use in the Aviation Related, Bayview Ridge Light Industrial, and Bayview Ridge Heavy Industrial zones, as they are in Urban Reserve Commercial Industrial.
C-6	PDS	Prohibit Creation of Multiple Lots in Small Scale Business Amend SCC 14.16.140, Small Scale Business, to prohibit lots from being divided through binding site plans to create more development potential than is intended, undermining efforts to maintain rural character.
C-7	PDS	Rural Freeway Service-and Rural Center Development Size Limits Clarify that SCC 14.16.120(5)(b), Rural Freeway Service, limits development to one building rather than one establishment per parcel; and that the building can contain more than one business. Make similar change to Rural Center code SCC 14.16.110(5)(b).
C-8	PDS	Mobile Home Parks Correct SCC 14.16.850(9) which references the wrong section of Title 12 for mobile home parks.
C-9	PDS	Similk Beach Septic Update SCC 14.16.920 to reflect that the septic system envisioned by this section was never constructed.

County-Initiated Proposals: 2018 Docket

Number	Petitioner	Description
Comprehensive Plan Policy		
C-1	Planning and Development Services (PDS)	Delete Comprehensive Plan Policy 4A-5.6 Remove policy that states “Drainage plans for minimizing impacts of development shall be circulated to the affected Drainage District for comment prior to issuance of permits by Public Works.”
Development Regulations – Skagit County Code (SCC)		
C-2	PDS	Remove Extraneous Language for Home Based Businesses Remove the following language from SCC 14.16.730(1): “Home-Based Business 2 and 3 require a special use permit, and are discussed in SCC 14.16.900.”
C-3	PDS	Modification of Permits Develop code to provide the Administrative Official the authority to modify development permits or conditions of approval for minor revisions.
C-4	PDS	Storage of Articles or Vehicles in Setbacks and Rights-of-Way Move the prohibitions of SCC 14.16.850(5) to SCC 14.16.945 – Prohibited Uses.
C-5	PDS	Admin Official Final Determination of Height in the AEO Add a requirement that the Admin Official has authority to make a final determination regarding building height restrictions in the Airport Environs Overlay zone.
C-6	PDS	Delete Language in SCC 14.16 Regarding Property Value Impacts from Wireless Facilities Remove the following language from SCC 14.16.720(9)(c): “Personal wireless service facilities shall be located and designed to minimize adverse impact on residential property values.”
C-7	PDS	Delete Language in SCC 14.16 Regarding Special Uses Complying with the Comprehensive Plan Remove the following language from SCC 14.16.900(1)(v)(A): “...comply with the Comprehensive Plan.”
C-8	PDS	Delete the definition for Unclassified Use Remove the definition of “Unclassified Use” in SCC 14.04.020. The concept of unclassified uses was removed in a prior code update.
C-9	PDS	Correction to Master Planned Resort Designation Remove language in SCC 14.16.900(1)(d) that refers to a Master Planned Resort as a Special Use, because it is a Comp Plan Map Designation.

Number	Petitioner	Description
C-10	PDS	<p>Delete Delay for Issuance of Permits in the AEO Remove the following language from SCC 14.16.210(4): “The Department must wait at least 10 days for the Port’s comments before approving the application.”</p>
C-11	PDS	<p>Delete Examples of Administrative Decisions Remove the following language from SCC 14.06.040(4): “Examples include reductions of required landscape buffers, reductions of required parking or reduction of setbacks.” These examples are administrative variances.</p>
C-12	PDS	<p>Delete SCC 14.10.030(2) Remove the following language from SCC 14.10.030(2): “An application for a variance may be accompanied by another permit application that depends on the variance, but the accompanying permit application may not be approved until the variance is approved.”</p>
C-13	PDS	<p>Modify Short Plat Alterations to be Level 1 Decisions Modify SCC 14.18.200(8) and 14.06.050 to permit the alteration of short plats to be a Level 1 decision, rather than be reviewed by the BOCC.</p>
C-14	PDS	<p>Amend SCC 14.06.150 to Modify Applicant Submission Requirements for Notification Clarify the code to ensure consistent formatting is used when address and property owner information is submitted pursuant to SCC 14.06.150. Consider options to the applicant submitting envelopes for mailing.</p>
C-15	PDS	<p>Add In-Patient Facilities Locations to Essential Public Facilities Amend the table in SCC 14.16.600(2) to add regional and local in-patient facilities to BR-LI, BR-HI, and RFS.</p>
C-16	PDS	<p>Add Primitive Campground to Rural Reserve Amend 14.16.320 to add “primitive campground” as an admin special use. The zone contains more intense campground uses but not this ledd-intensive use. This change responds to a request from the Town of Concrete.</p>
C-17	PDS	<p>Remove Reference to Building Code in Setback Easements Amend SCC 14.16.810(5) to remove the reference to the IBC for minimum building separation.</p>