

**2018 COMPREHENSIVE PLAN AMENDMENTS:
 WRITTEN COMMENTS RECEIVED AUGUST 1 THROUGH AUGUST 31, 2018
 TESTIMONY RECEIVED AT PUBLIC HEARING ON AUGUST 21, 2018**

NAME	ORGANIZATION	PROPOSAL (key attached following comments)	METHOD	Date
Adams, Gary		P-12	Email	08/31/2018
Alexandra, Kathryn		P-12	Email	08/17/2018
Alexandra, Kathryn		P-12	Email	08/30/2018
Bachrach, Ruth		P-12	Hand Delivery	08/21/2018
Baker, John Rowland		P-12	Email	08/21/2018
Bales, Elenita		PL17-0414	Email	08/14/2018
Bame, John		P-12	Email	08/29/2018
Barney, Carolyn		P-12	Email	08/21/2018
Becker, Lawrence		P-12	Email	08/20/2018
Bergner, Richard		P-12	Testimony + Email	08/16/2018
Billings, Judy		PL17-0414	Mail	08/31/2018
Bingen, Harold and Mary Lou		P-12	Mail	08/10/2018
Bishop, Dana		PL17-0414	Email	08/14/2018
Boehm, Angela		PL17-0414	Email	08/27/2018
Boehm, Erik		PL17-0414	Email	08/27/2018
Bowman, Jon and Ann		P-12	Email	08/28/2018
Bozeman, Isaac		PL17-0414	Email	08/15/2018
Bracht, Keith and Barbara		P-12	Email	08/31/2018
Bratten, Kami		PL17-0414	Email	08/14/2018
Brooks, Aly		PL17-0414	Email	08/14/2018
Brooks, Denise		PL17-0414	Email	08/14/2018
Brooks, Joseph		PL17-0414	Email	08/14/2018
Brower, Barry		P-12	Email	08/19/2018
Brown, Jess		P-12	Email	08/13/2018
Brown, Jess		PL17-0414	Email	08/20/2018
Buchman, Bill		P-12	Email	08/20/2018
Buchman, Bill		P-12	Email	08/21/2018
Burns, Melinda		PL17-0414	Email	08/14/2018
Byer, Ashley and Chris		PL17-0414	Hand Delivery	08/21/2018
Bynum, Ellen	Friends of Skagit Co.	All Items	Testimony +	08/31/2018
Carson, Thomas and Taylor, Carol		P-12	Email	08/30/2018
Chase, Kerri		PL17-0414	Email	08/17/2018
Childs, Victor		PL17-0414	Email	08/20/2018
Christensen, Monica		PL17-0414	Email	08/15/2018
Clancy, Gary		P-12	Email	08/07/2018
Clark, Craig		PL17-0414	Email	08/20/2018
Clark, Dale		PL17-0414	Email	08/14/2018

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Clark, Dale		PL17-0414	Email	08/14/2018
Clark, Joline		PL17-0414	Email	08/14/2018
Clarke, Sophie		PL17-0414	Email	08/15/2018
Clarke, Sophie		PL17-0414	Email	08/15/2018
Cline, Robert		P-12	Email	08/13/2018
Cline, Robert		P-12	Email	08/13/2018
Conroy, Thomas		P-12	Testimony + Hand Delivery	08/21/2018
Craig, Douglass and Rebecca		P-12	Email	08/20/2018
Crider, C.W.	SICBA	P-12	Email	08/28/2018
Crider, C.W.	SICBA	P-12	Email	08/28/2018
Culbertson, Andy		P-12	Testimony + Email	08/31/2018
Culbertson, Carolyn		PL17-0414	Email	08/21/2018
Culbertson, Kamiyo		P-12	Testimony + Email	08/31/2018
Cummings, Jeffrey		PL17-0414	Email	08/19/2018
Cummings, Leslie	Peterson Family LLC	P-12	Mail	08/27/2018
Cummings, Pat		P-12	Mail	08/27/2018
Custer, Rachele		P-12	Email	08/13/2018
Custer, Rachele		P-12	Email	08/07/2018
Dahl, John		P-12	Email	08/20/2018
Dahl, John		P-12	Email	08/22/2018
Dahl, John		P-12	Email	08/22/2018
Dahl, John		P-12	Email	08/28/2018
Dahl, John		P-12	Email	08/28/2018
Dahl, John		P-12	Email	08/29/2018
Dahl, John		P-12	Mail	08/28/2018
Dahl, John		P-12	Mail	08/20/2018
Dahl, John		P-12	Hand Delivery	08/20/2018
Dalgliesh, Glenn		P-12	Testimony	08/21/2018
Darrow, Darby		P-12	Email	08/07/2018
Davies, Sarah		PL17-0414	Email	08/14/2018
Davis, Hannah		PL17-0414	Email	08/30/2018
DeBruler, Laura		PL17-0414	Email	08/15/2018
Dentel, Suzanna		P-12	Email	08/30/2018
Dietrich, William and Holley		P-12	Email	08/22/2018
Dietrich, William and Holley		P-12	Email	08/22/2018
Dobbs, Linda		P-12	Email	08/21/2018
Doddridge, Fallan		P-12	Email	08/17/2018
Doddridge, Mark		P-12	Email	08/31/2018
Doddridge, Pam		PL17-0414	Email	08/14/2018

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				08/26/2018 + 8/28/2018
Doddridge, Pam		P-12	Email	
Doddridge, William		P-12	Testimony + Email	08/31/2018
Donahue, Devon		PL17-0414	Email	08/20/2018
Dorn, Terry and Leslie		P-12	Email	08/06/2018
Dunton, Jason and Tonja		P-12	Email	08/20/2018
Enga, John		P-12	Testimony + Email	08/21/2018
Enga, John		P-12	Email	08/21/2018
Fawver, Nicole		PL17-0414	Email	08/15/2018
Fisher, Olivia		PL17-0414	Email	08/14/2018
Flowers, John		P-12	Testimony	08/21/2018
Foist, Robert and Nadine		PL17-0414	Mail	08/31/2018
Fournier, Art		PL17-0414	Testimony + Mail	08/31/2018
Fournier, Robyn		PL17-0414	Mail	08/31/2018
France, Patricia		P-12	Hand Delivery	08/21/2018
Franssen, Carl		P-12	Email	08/31/2018
Franssen, Carl, Caleb and Christoph		P-12	Email	08/31/2018
Franssen, Monica		P-12	Email	08/31/2018
Fraser, Karen		P-12	Email	08/30/2018
Freeto, Susan and John		P-12	Email	08/21/2018
Freeto, Susan and John		P-12	Email	08/21/2018
French, Duane		C-19	Email	08/30/2018
Gael, Mieke and Bharat		P-12	Email	08/11/2018
Gbenro, Hannah		PL17-0414	Email	08/26/2018
Gegen, Ed		PL17-0414	Email	08/14/2018
Gegen, Ed		PL17-0414	Email	08/14/2018
Gilbertson, Susan		PL17-0414	Email	08/19/2018
Gilcrease, A. Nichelle		P-12	Email	08/31/2018
Gillette, Richard and Doreen		P-12	Email	08/28/2018
Gislason, Gail		P-12	Email	08/31/2018
Glade, Kathryn		P-12	Email	08/31/2018
Glade, Tom		P-12	Email	08/27/2018
Glade, Tom	Evergreen Islands	P-12	Testimony + Email	08/31/2018
Glade, Tom	Evergreen Islands	P-12	Email	08/31/2018
Glade, Tom	Evergreen Islands	P-12	Email	08/31/2018
Goss, Susan		PL17-0414	Email	08/14/2018
Greathouse, Glenn and Kandy		P-12	Email	08/26/2018
Greene, Lyndon		P-12	Email	08/21/2018

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 WRITTEN COMMENTS RECEIVED AUGUST 1 THROUGH AUGUST 31, 2018
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Greenfield, Dawn		P-12	Testimony + Email	08/31/2018
Greenwood, Katy		PL17-0414	Email	08/15/2018
Gulley, Howard		P-12	Testimony + Email	08/31/2018
Gulley, Howard		P-12	Email	08/31/2018
Hadley, Judith		C-19	Email	08/21/2018
Hagland, Gary	CAPR, Skagit Chapter	P-12	Email	08/21/2018
Hagland, Gary	CAPR, Skagit Chapter	P-12	Email	08/31/2018
Hagland, Gary	Citizens Alliance for Property	P-12	Testimony	08/21/2018
Hall, Martha		P-12	Email	08/22/2018
Halliday, Delonna		PL17-0414	Email	08/21/2018
Hammer, Judy		P-12	Email	08/19/2018
Hampton, Rachel		PL17-0414	Email	08/14/2018
Hansen, Merideth		P-12	Email	08/12/2018
Hanson, Nathan		PL17-0414	Email	08/14/2018
Hanson, Nona		P-12	Email	08/14/2018
Hanson, Nona		P-12	Email	08/14/2018
Harmon-Penna, Merry		PL17-0414	Email	08/21/2018
Harmon-Penna, Merry		PL17-0414	Email	08/21/2018
Harris, Mark & Susan		P-12	Email	08/10/2018
Helland, David		PL17-0414	Email	08/14/2018
Hemingway-Douglass, Reanne and Don		P-12	Email	08/29/2018
Hendricks, Rodney and Molly		PL17-0414	Email	08/28/2018
Hendrickson, Warren	AOPA	P-12	Email	08/18/2018
Henley, Vincent		P-12	Testimony	08/21/2018
Highley, Kathleen		PL17-0414	Email	08/29/2018
Hoagland, Mary		P-12	Mail	08/24/2018
Hollman, William		P-12	Email	08/20/2018
Holmes, Diana		P-12	Email	08/31/2018
Holmes, Jeff		P-12	Email	08/31/2018
Houppermans, Wim		P-12	Testimony	08/21/2018
Howells, Jenell		PL17-0414	Email	08/15/2018
Ireland, Dale		PL17-0414	Email	08/15/2018
Ireland, Martha		PL17-0414	Email	08/15/2018
Johnson, Scott		P-12	Testimony	08/21/2018
Kalanquin, Von		C-19	Email	08/07/2018
Kalanquin, Von		P-12	Email	08/07/2018
Kean, Nichole		PL17-0414	Email	08/14/2018
Keating, Lynn		PL17-0414	Hand Delivery	08/21/2018
Kelly Debi		P-12	Email	08/30/2018
Kelly, Henry		P-12	Email	08/30/2018
Kelly, Mrs. Henry		P-12	Email	08/30/2018
Kenote, James		P-12	Testimony	08/21/2018

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Kenote, James and Teresa		P-12	Email	08/11/2018
Kenote, James and Teresa		P-12	Email	08/11/2018
Kertis, Tina		P-12	Mail	08/20/2018
Khan, Katherine		PL17-0414	Email	08/15/2018
Kiver, Eugene		P-12	Email	08/20/2018
Knox, Anna		PL17-0414	Email	08/27/2018
Korrell, Shannon		P-12	Email	08/30/2018
Korrell, Sydney		P-12	Email	08/21/2018
Kurp, Herta		PL17-0414	Email	08/16/2018
Kurp, Herta		PL17-0414	Email	08/16/2018
Kurp, Herta		PL17-0414	Email	08/16/2018
Kurp, Konrad		P-12	Testimony	08/21/2018
Lagerlund, Nels	AAB	P-2	Hand Delivery	08/08/2018
Lee, Jean		P-12	Email	08/21/2018
Lee, Jean		P-12	Email	08/21/2018
Lee, Jean		P-12	Email	08/21/2018
Leopold, Mark and Margaret		P-12	Email	08/20/2018
Lesley, Meredith		P-12	Testimony	08/21/2018
Lesley, Meredith and Robertson, Bryce		P-12	Email	08/16/2018
Lewis, Jay		PL17-0414	Testimony	08/21/2018
Lewis, Tim		P-12	Testimony	08/21/2018
Lewis, Wendee		PL17-0414	Email	08/21/2018
Licon, Elizabeth		PL17-0414	Email	08/14/2018
Lipscomb, Brian		P-12	Email	08/31/2018
Lipscomb, Brian		P-12	Email	08/31/2018
Littlefield, Dennis	Quaker Cove Board	PL17-0414	Email	08/15/2018
Littlefield, Drew		PL17-0414	Email	08/14/2018
Littlefield, Joan		PL17-0414	Email	08/14/2018
Livingston, Leah		PL17-0414	Email	08/14/2018
Livingston, Suzanne		PL17-0414	Email	08/15/2018
Logan, Bonnie		PL17-0414	Email	08/14/2018
Lorence-Flanagan, Kathleen		P-12	Testimony + Email	08/20/2018
Lundsten, Teru Osato		P-12	Testimony + Email	08/23/2018
Lyons, Mary		P-12	Email	08/31/2018
Lyons, Pat		P-12	Email	08/31/2018
Machin, Richard		P-12	Email	08/16/2018
Madden, Linda		PL17-0414	Email	08/14/2018
Madden, Philip		PL17-0414	Email	08/20/2018
Magee, Keith		P-12	Email	08/13/2018
Malsed, David		P-12	Email	08/07/2018
Maxfield, Gwenn and Dennis		P-12	Email	08/19/2018
McCarthy, Jim		P-12	Testimony	08/21/2018

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McCune, Jeffrey		PL17-0414	Email	08/17/2018
McMoran, Don		C-1 through C14	Testimony	08/21/2018
Meehan, John		P-12	Email	08/22/2018
Meehan, John		P-12	Mail	08/29/2018
Meehan, Stephanie		P-12	Email	08/22/2018
Meehan, Stephanie		P-12	Email	08/27/2018
Meier, Charlene		PL17-0414	Email	08/15/2018
Meier, Charlene		PL17-0414	Email	08/15/2018
Merrifield, Kyle		P-12	Email	08/30/2018
Meyer, Stefanie		PL17-0414	Email	08/16/2018
Mikkelborg, Michele and Kirk		P-12	Email	08/31/2018
Mikus, Janet		P-12	Email	08/19/2018
Mills, Dennis		PL17-0414	Email	08/21/2018
Minton, Sarah		PL17-0414	Hand Delivery	08/21/2018
Moser, C. Thomas	Advocates Law Group	P-12	Email	08/21/2018
Moser, C. Thomas	Advocates Law Group	P-12	Hand Delivery	08/21/2018
Moser, C. Thomas	Advocates Law Group	P-12	Email	08/21/2018
Natola, Cleveland and Marjorie		P-12	Email	08/27/2018
Nauman, Arlinda		PL17-0414	Email	08/14/2018
Nelson, Richard		PL17-0414	Email	08/17/2018
Nickel, Bryce		P-12	Testimony	08/21/2018
Odonnell, Michael		PL17-0414	Email	08/17/2018
O'Hagan, Stacy		PL17-0414	Email	08/21/2018
Palmer, Dave		P-12	Email	08/04/2018
Pattee, Patricia		P-12	Email	08/29/2018
Patterson, John		P-12	Email	08/29/2018
Pearce, Roger		P-12	Testimony + Email	08/23/2018
Pearson, James		P-12	Mail	08/13/2018
Pepper, Judy		P-12	Testimony	08/21/2018
Petersen, Eric		PL17-0414	Email	08/17/2018
Petersen, Eric		P-12	Email	08/27/2018
Petersen, Eric		PL17-0414	Hand Delivery	08/21/2018
Petrich, Cindy		P-12	Testimony + Email	08/31/2018
Pettis, Katherine		P-12	Hand Delivery	08/21/2018
Pfefer, Phyllis		PL17-0414	Email	08/16/2018
Pittis, Katherine		P-12	Testimony + Email	08/10/2018
Pitts, Catherine		PL17-0414	Email	08/20/2018
Portis, Austin		P-12	Testimony	08/21/2018

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Powell, Sean		P-12	Email	08/21/2018
Prime, Jeff and Christine		P-12	Email	08/05/2018
Pritchell, Sheila	Spitfirehill Farm	P-12	Email	08/29/2018
Purcell, Chris		PL17-0414	Email	08/14/2018
Ratzlaff, Stephen	WA Seaplane Pilots Assoc	P-12	Email	08/20/2018
Rauwolf, Dawn		PL17-0414	Email	08/14/2018
Redding, Bill		P-12	Testimony + Email	08/31/2018
Redding, Cindi		P-12	Email	08/30/2018
Redding, Jason		P-12	Testimony + Email	08/31/2018
Redding, Matt		P-12	Email	08/31/2018
Reeb, Linda		PL17-0414	Email	08/15/2018
Reeves, George & Wuebbels, Rosann		P-12	Email	08/04/2018
Richards, Steve		P-12	Email	08/20/2018
Robinson, Jan Heald		P-12	Testimony + Email	08/31/2018
Robinson, Roger		P-12	Email	08/31/2018
Rogers, Clarence and Julia		P-12	Mail	08/10/2018
Rohrbach, Randolph and Claudia		P-12	Email	08/14/2018
Roozen, Brandon	Western WA Agricultural Assn	C-1 through C14	Testimony	08/21/2018
Roozen, Brandon	Western WA Agricultural Adv	P-2	Testimony	08/21/2018
Rowley, Ashley		P-12	Testimony + Email	08/28/2018
Rowley, Katie	Anacortes American	P-12	Email	08/07/2018
Rowley, Katie	Anacortes American	P-12	Email	08/08/2018
Rowley, Katie		P-12	Email	08/13/2018
Rowley, Katie	Anacortes American	P-12	Email	08/14/2018
Rowley, Katie		P-12	Testimony + Email	08/28/2018
Rozema, Allen	SPF	P-2	Testimony + Email	08/30/2018
Rozema, Allen	SPF	C-1 through C14	Testimony	08/21/2018
Rumball, Lynn		P-12	Email	08/16/2018
Rumball, Lynn		P-12	Email	08/16/2018
Salcedo, Corinne		P-12	Testimony	08/21/2018
Sapp, Terry		P-2	Testimony + Email	08/30/2018
Schwulst, Barb and Paul		P-12	Email	08/16/2018
Schwulst, Debra		PL17-0414	Email	08/17/2018
Schwulst, Eric		P-12	Email	08/16/2018
Schwulst, Eric		PL17-0414	Email	08/21/2018
Seelye, Marvin		P-12	Email	08/30/2018
Sem, Dave		P-12	Email	08/27/2018
Senff, Bruce and Debbie		P-12	Mail	08/27/2018

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Seume, Karl		PL17-0414	Testimony + Hand Delivery	08/21/2018
Seume, Liz	Quaker Cove Board	PL17-0414	Email	08/31/2018
Seume, Liz		PL17-0414	Testimony + Hand Delivery	08/21/2018
Shaw, Sue		PL17-0414	Email	08/15/2018
Shelly, Bob		P-12	Testimony	08/21/2018
Sherman, Laure		P-12	Testimony	08/21/2018
Sherman, Paul		P-12	Email	08/31/2018
Silva, Mary and Roger		P-12	Email	08/19/2018
Simon, David		PL17-0414	Email	08/14/2018
Slater, Michelle		PL17-0414	Email	08/20/2018
Slotemaker, Terry and Lois		PL17-0414	Email	08/26/2018
Small, Douglas and Heather		P-12	Email	08/30/2018
Smith, Julie Ann		P-12	Email	08/26/2018
Smith, Shirley		PL17-0414	Email	08/15/2018
Smith, Shirley		PL17-0414	Email	08/15/2018
Solberg, Gary		P-12	Email	08/21/2018
Solberg, Gary		P-12	Email	08/21/2018
Stavlo, Jami		PL17-0414	Email	08/28/2018
Steinberger, Mia		P-12	Email	08/20/2018
Sternlicht, John	EDASC	P-2	Email	08/31/2018
Stone, Debra		PL17-0414	Email	08/14/2018
Strasburg, Cindy		P-12	Email	08/30/2018
Strebe, Glen		P-12	Testimony	08/21/2018
Sugden, Geraldine		PL17-0414	Email	08/16/2018
Sutherland, James		PL17-0414	Email	08/14/2018
Swain, William		P-12	Email	08/09/2018
Teeters, Rebecca		PL17-0414	Email	08/14/2018
Thomsen, Julianna		PL17-0414	Email	08/16/2018
Thorne, Kim and Paul		P-12	Email	08/15/2018
Tibbles, Mark		P-12	Testimony	08/21/2018
Tibbles, Mark and Sherri		P-12	Email	08/30/2018
Tracy, John and Whitney		P-12	Email	08/12/2018
Tran, Phuong		PL17-0414	Email	08/14/2018
Trusty, James and Gabriella		P-12	Email	08/19/2018
Verbarendse, Krysta		P-12	Email	08/28/2018
Verbarendse, Krysta		P-12	Testimony + Email	08/28/2018
Verbarendse, Maetja		P-12	Testimony + Email	08/21/2018
Verbarendse, Steve		P-12	Testimony + Email	08/31/2018

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Waldron, Jeff and Carol		P-12	Email	08/16/2018
Wasson, Patty		P-12	Testimony	08/21/2018
Watson, Lorraine		PL17-0414	Email	08/21/2018
Wechsler, Roger	Samish Bay Cheese	P-2	Testimony	08/21/2018
Weis, Debbie		PL17-0414	Email	08/14/2018
Weis, Debbie		PL17-0414	Email	08/20/2018
Weisz, Amy		P-12	Email	08/08/2018
Weisz, Paul	Windermere RE	P-12	Email	08/08/2018
Weisz, Paul		PL17-0414	Email	08/14/2018
Weisz, Paul		P-12	Testimony + Email	08/22/2018
Wetcher, Brian	Evergreen Islands	P-12	Testimony	08/21/2018
Williams, Jennifer		PL17-0414	Email	08/14/2018
Wilson, D. Riley		P-12	Email	08/19/2018
Wolfe, Jo	Skagit Co. Historical Museum	P-12	Email	08/31/2018
Wolner, George		P-12	Testimony	08/21/2018
Wooding, Bill		P-12	Testimony	08/21/2018
Wooten, Tom	Samish Indian Nation	P-12	Testimony	08/21/2018
Wuebbels, Rosann and Reeves, George		P-12	Email	08/17/2018
Wylie, Megan		PL17-0414	Email	08/19/2018
Youngquist, Sadie		P-12	Mail	08/27/2018
Zboril, Drahomir		P-12	Email	08/20/2018

From: Gary Adams
To: [PDS comments](#)
Subject: 2018 Docket Item P-12: The South Fidalgo Island Rural
Date: Friday, August 31, 2018 1:34:58 PM

Re: 2018 Docket Item P-12: the South Fidalgo Island Rural Residential Map Amendment

I live on Fidalgo Island and I support P-12 - Option 4, except limit the lot coverage for Major Public uses to 33,000 square feet.

Gary F. Adams
6406 Deer Lane
Anacortes, Wa 98221

From: kathryn alexandra
To: [PDS comments](#)
Subject: 2018 Docket Item P-12:South Fidalgo
Date: Friday, August 17, 2018 5:26:21 PM

I fully **support SF-RR #4** as the acceptable choice, but only with leaving the “lot coverage limitations for Major Public Uses” at the present 25,000 sq. ft. The PC has the ability to pick & choose and can easily recommend #4 without the extravagant lot coverage clause.
Sincerely, Kathryn Alexandra at 4311 Ginnett Rd. , Anacortes, WA 98221



Virus-free. www.avast.com

From: kathryn alexandra
To: [PDS comments](#)
Subject: rural residential zone, P12
Date: Thursday, August 30, 2018 4:36:07 PM

I am strongly in favor of the P-12 zoning changes. They prohibit large scale commercial /industrial uses that don't belong on south fidalgo. P-12 would simplify the code by disallowing these inappropriate uses which, at present, require gathering signatures and going before the commissioners for a hearing in order to prevent.

There is a finite supply of water in the aquifer on south fidalgo. Unbridled development in our area could wipe out our water supply in short order. P-12 addresses water issues. It allows for CaRD density bonuses (for persons concerned about providing building sites for their children), so long as the property hooks up to public water.

One objection: the planning dept wants to allow for unlimited size for cultural centers. 33,000 feet is more than adequate.

Sincerely, Kathryn Alexandra
4311 Ginnett Rd.
Anacortes, WA 98221
360 293 8606



Virus-free. www.avast.com

Ruth Bachrach
4461 Ginnett Rd.
Anacortes, WA. 98221
206-482-8025

RECEIVED
AUG 21 2018
SKAGIT COUNTY
PDS

I am for P-12. I want to
keep the rural atmosphere of
our community. I am not for
more commercial development.

Thank you
Ruth Bachrach

From: john rowland baker
To: [PDS comments](#)
Subject: Re. Comments on proposed "2018 docket Item P-12: The South Fidalgo Island Rural Residential Map Amendment."
Date: Tuesday, August 21, 2018 4:02:46 PM

As a resident/owner of property at 5490 Campbell Lake Road I wish to register my disapproval of the 2018 Docket item P-12. I encourage the County Commissioners to select Option 1 (the No Action alternative). To be very clear:

NO on "2018 Docket Item P-12"
YES on Option 1 (no action alternative)

And my reasons include the following:

1. No data or science have been reported to justify the changes included in P-12.
2. During public comments last year, the majority of Rural Reserve landowners opposed changes included in P-12. Furthermore, the Planning Commission itself recommended against it last year.
3. Onerous provisions remain in the 2018 version of P-12.
4. And, as I understand it, P-12 would limit the rights of landowners to pursue some desirable activities on their land (e.g. the application of environmentally-friendly technologies such as anaerobic digesters).

Sincerely,

john rowland baker
bakrow@fastmail.fm

From: Elenita Bales
To: [PDS comments](#)
Subject: 2018 Docket of Proposed Policy, Code and Map amendments
Date: Tuesday, August 14, 2018 3:15:38 PM

Board of Commissioners,

RE: PL17-0414: Quaker Cove Ministries

I support the proposal to add pre-existing camps to the current Rural Intermediate zoning.

It has been a wonderful place for many years where families, and youth groups have gathered for programs : recreation, nature study, camping activities, and spiritual growth and inspiration. and spiritual growth. I have attended and had leadership in this camp and others similar, and have seen the value of these experiences in the lives of the attenders.

Sincerely,
Elenita Bales

Elenita Bales
elenitabales@gmail.com
1301 Fulton ST. #302
Newberg, Oregon 97132

From: Mary Bame
To: [PDS comments](#)
Subject: South Fidalgo rezone
Date: Wednesday, August 29, 2018 1:51:27 PM

My name is John Bame, MD, my address is 15763 Yokeko Dr., and I've lived on Yokeko since 1972. My property is not directly affected by this proposal but many friends will be affected.

I am generally in favor of Option 1, and see no compelling reason for change at this time. I've been here long enough to know that this in part is simply a group of aging leftists looking for another feather in their hat. Mr Glade's presentation was simply fear mongering and showed how well the present system has worked since none of those monster developments have been issues. At the same time there are some uses on page 37 which could be removed without taking any significant rights away from property owners. After all, this is a rural residential area.

Speaking of that, I find it ironic that Mr. Walters would propose removing the bonus for CaRDs which affect small landowners and at the same time expanding a large development on rural residential land on an increasingly busy Hwy. 20. I am not against the Samish proposal but the location of this is inappropriate IMO. Mr. Walters advocacy for a larger structure and then going to work for the Samish is a payback which in my opinion looks corrupt.

The CaRD system should remain as is. If my understanding is correct an owner with 10 acres could build one house, but if you owned 30 acres you could build 5 houses. That simply would not be fair. There should be enough flexibility in the system so that families can remain close if desired.

Also, if water ever became a severe problem the entire island could be put on our wonderful water system. If it were up to me the entire island would look it were 1934, but since that is not possible we should use our best judgement to keep some of the rural characteristics but allow people to use their property reasonably.

Thanks, John D Bame, MD

From: Carolyn Barney
To: [PDS comments](#)
Subject: Re: 2018 Docket Item P-12: The South Fidalgo Island Rural Residential Map Amendment
Date: Tuesday, August 21, 2018 12:36:15 PM

I live on Fidalgo Island and I support P-12 - Option 4, except limit the lot coverage for Major Public Uses to 33,0000 square feet.

Carolyn Barney
1905 10th ST
Anacortes, WA 98221

Sent from [Outlook](#)

From: Lawrence Becker
To: [PDS comments](#)
Subject: Comments on proposed "2018 Docket Item P-12: South Fidalgo Island Rural Residential Map Amendment"
Date: Monday, August 20, 2018 12:03:57 PM

I currently own about fifty acres of land in the area addressed on South Fidalgo Island. I am opposed to making changes in our current zoning of this area. Changes have not been shown to be needed and, in fact, by adding restrictions, may negatively impact this area. Don't change what has worked well.

Lawrence D Becker, MD

Sent from my iPad

From: Rich Bergner
To: [PDS comments](#)
Subject: 2018 Docket Item P-12: The South Fidalgo Island Rural Residential Map Amendment
Date: Thursday, August 16, 2018 7:16:21 PM

I am writing to urge the Planning Commissioners to support SF-RR #4 --but only if the lot coverage limitations for Major Public Uses remains at 25,000 sq.ft.

Sincerely,

Richard J. Bergner

--

Richard Bergner
15515 Yokeko Drive
Anacortes, WA 98221
(360) 299-2579

RECEIVED

AUG 31 2018

SKAGIT COUNTY
PDS

Skagit County Planning & Development Services

Re: Public Comments on CPA 2018 Docket

1800 Continental Place

Mount Vernon, WA. 98273

To whom it may concern,

I just purchased the home (in December) at 14455 Gibraltar Road, Anacortes, Wa. 98221.

Down the street, a few blocks, is the New Quaker Cove Retreat.

This retreat was very quiet until this summer. Now it has become an RV park and a camp. Lots of noise and traffic has occurred in the last few months.

I am writing to oppose their rezoning application for small recreation and tourism use. This type of business should not be allowed in a residential neighborhood.

Thank you for your consideration,



Judy Billings

206-550-1836

August 2018

Comments on proposed "2018 Docket Hemp 12: The
South Fidalgo Island Rural Residential Map
Amendment"

RECEIVED

AUG 10 2018

SKAGIT COUNTY
PDS

I want the same base residential
density (1 residence per 10 acres). No change!"
We moved here on South Fidalgo for the
open spaces and lots of trees. Why would
we want change to our life style?
No change!

Bingen Harold & Bingen Mary Lou
14250 Gibraltar Rd.
Anacortes WA, 98221

Mary Lou Bingen
14250 Gibraltar Rd.
Anacortes, WA 98221

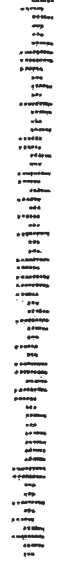
SEATTLE WA 98108

08 AUG 2018 PM 2 L



Comments on Proposed "2018 Pocket Item
P-12 the South Fidalgo Island Seal
Residential Map Amendment
Planning & Development Services
1800 Centennial Place Mount Vernon Wa 98223

98273-552500



From: Dana Bishop
To: [PDS comments](#)
Subject: 2018 Docket of Proposed Policy, Code and Map amendments
Date: Tuesday, August 14, 2018 8:51:23 AM

Board of Commissioners,

RE: PL17-0414: Quaker Cove Ministries

I support the proposal to add pre-existing camps to the current Rural Intermediate zoning.

Dana Bishop
danabish@gmail.com
5920 Central
Anacortes , Washington 98221

From: Angela Boehm
To: [PDS comments](#)
Subject: 2018 Docket of Proposed Policy, Code and Map amendments
Date: Monday, August 27, 2018 5:20:30 PM

Board of Commissioners,

RE: PL17-0414: Quaker Cove Ministries

I support the proposal to add pre-existing camps to the current Rural Intermediate zoning. I spent many summers as a child camping at Quaker Cove and as an adult have hosted groups there in recent years. Please approve their request to enable their easiest use for these continued purposes.

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

From: Erik Boehm
To: [PDS comments](#)
Subject: 2018 Docket of Proposed Policy, Code and Map amendments
Date: Monday, August 27, 2018 5:22:28 PM

Board of Commissioners,

RE: PL17-0414: Quaker Cove Ministries

I support the proposal to add pre-existing camps to the current Rural Intermediate zoning. I have hosted and participated in many groups there in recent years. Please approve their request to enable their easiest use for these continued purposes.

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

From: Galthouse2
To: [PDS comments](#); [Commissioners](#)
Subject: Comments on proposed "2018 Docket Item P-12: The South Fidalgo Island Rural Residential Map Amendment"
Date: Tuesday, August 28, 2018 12:20:21 PM

We bought our property on the south side of Campbell Lake in 1991, built a house, and have lived here for over 20 years. We now own about 40 acres. Some of our property is now in our children's names, so any rezone may affect their options and decisions in the future.

We have been following both sides of the arguments on the proposed rezone. So far we have seen no convincing data that a change is needed. Therefore we urge you to choose **Option 1, the NO ACTION ALTERNATIVE.**

Thank you,

Jon & Ann Bowman
5611 South Campbell Lake Road
Anacortes, WA 98221

mailing address:
1004 Commercial Ave. #270
Anacortes, WA 98221

From: Isaac Bozeman
To: [PDS comments](#)
Subject: 2018 Docket of Proposed Policy, Code and Map amendments
Date: Wednesday, August 15, 2018 9:14:55 PM

Board of Commissioners,

RE: PL17-0414: Quaker Cove Ministries

I support the proposal to add pre-existing camps to the current Rural Intermediate zoning.

Isaac Bozeman
bozeman.kids@gmail.com
1557 SW Robertson Dr
Oak Harbor, Washington 98277

From: Bobbie Bracht
To: [PDS comments](#)
Subject: South Fidalgo RR Zone Amendment P-12
Date: Friday, August 31, 2018 4:23:00 PM

Keith A and Barbara J Bracht
12867 So Wildwood Lane
Anacortes. Wa 98221

“2018 Docket Item P-12: The South Fidalgo
Island Rural Residential Map Amendment”

Commissioners:

Both my husband and I have lived on Fidalgo for over 30 years. We moved here because of the beauty, tranquil and peaceful setting that we feel will be adversely impacted if we do not set forth guidelines for you our commissioners.

We both support P-12-Option 4 except limit the lot coverage for Major Public Uses to 33,000 sq ft. Even that is too much but we could live with that.

We object to a “Cultural Center” being constructed near the intersection of Hwy 20 and Campbell Lake Road. We feel this is a totally inappropriate location for that type of venue. Consider the impact on traffic, congestion and surrounding property values. Not to mention what the visual impact will be to see such a large facility. It seems that type of construction would be more appropriate along Hwy 20 where the infrastructure already exists with only moderate modification.

Thank you for all your past assistance with trying to keep the rural feeling and character of South Fidalgo Island. There are very few places like our section of the Island, Please help us retain what we have and hopefully those opposed will be grateful in time when the next “big issue” arrives and be thankful that we have given you the tools with which to continue to support our interests.

Sincerely

Keith and Barbara Bracht

From: Kami Bratten
To: [PDS comments](#)
Subject: 2018 Docket of Proposed Policy, Code and Map amendments
Date: Tuesday, August 14, 2018 8:11:38 AM

Board of Commissioners,

RE: PL17-0414: Quaker Cove Ministries

I support the proposal to add pre-existing camps to the current Rural Intermediate zoning.

Kami Bratten
kamibratten@gmail.com
1402 11th St
Anacortes , Washington 98221

From: Aly Brooks
To: [PDS comments](#)
Subject: 2018 Docket of Proposed Policy, Code and Map amendments
Date: Tuesday, August 14, 2018 7:54:46 PM

Board of Commissioners,

RE: PL17-0414: Quaker Cove Ministries

I support the proposal to add pre-existing camps to the current Rural Intermediate zoning.

I first came to Anacortes, because of Quaker Cove's Day Camp program in 2016. I worked as a temporary staff person, and while in town, I absolutely loved exploring the area. Since graduating from college in May of 2017, I committed to intern at Quaker Cove for a year. Now that my internship year is over, I'm staying on as the Office Manager. It is a privilege and a joy to work at Quaker Cove. I love interacting with and serving members of the Anacortes community as well as guests from much farther locales. As a camp, we use what we have, but I know that we could be so much more effective and welcoming as a business and a ministry if we are allowed to be added to the current Rural Intermediate zoning. Our relationships with our neighbors matter to us, and we're grateful for this solution that gives us the best of both worlds, a chance to expand reasonably while also assuring our neighbors that the property will be well taken care of. I'm all for this addition to the Rural Intermediate Zone.

Aly Brooks
ms.alyssa.brooks@gmail.com
14694 Gibraltar Rd.
Anacortes, Washington 98221

From: Denise Brooks
To: [PDS comments](#)
Subject: 2018 Docket of Proposed Policy, Code and Map amendments
Date: Tuesday, August 14, 2018 7:47:54 PM

Board of Commissioners,

RE: PL17-0414: Quaker Cove Ministries

I support the proposal to add pre-existing camps to the current Rural Intermediate zoning.

Denise Brooks
denibrooks55@gmail.com
7904 AS Crestline Drive
Portland, Oregon 97219

From: Joseph Brooks
To: [PDS comments](#)
Subject: 2018 Docket of Proposed Policy, Code and Map amendments
Date: Tuesday, August 14, 2018 9:49:20 AM

Board of Commissioners,

RE: PL17-0414: Quaker Cove Ministries

Quaker Cove is a great place doing good work in the community so I support the proposal to add pre-existing camps to the current Rural Intermediate zoning.

Joe Brooks

Joseph Brooks
brooks@sterling.net
7904 SW Crestline Drive
Portland, Oregon 97219

From: barry2@barrybrower.org
To: [PDS comments](#)
Subject: 2018 Docket Item P-12: The South Fidalgo Island Rural
Date: Sunday, August 19, 2018 11:30:11 AM

To Whom It May Concern:

I live on Fidalgo Island and I support **P-12 - Option 4**, except limit the lot coverage for Major Public Uses to 33,000 sq. ft.

For 10 years I lived on Campbell Lake Road and watched with increasing concern the impacts of development in terms of the rural character of the area. While much of this was relatively minor I am concerned about the increased density of housing allowed by CARDS particularly in light of the potential shortage of water, as well as the potential impacts of large, special uses.

I believe it is in the best interest of all residents to institute some statutory limitations on development that may negatively impact the quality of life there.

Sincerely,

Barry Brower

4703 Queen Ann Way

Anacortes, WA 98221

From: jess brown
To: [PDS comments](#)
Subject: South Fidalgo Island rezone
Date: Monday, August 13, 2018 11:54:07 AM

I have lived on the south part of Fidalgo Island all 55 years of my life. I have not seen situations where people are using the land in ways that are contrary to country living. We chose to live in this area to avoid all of the restrictions living in a city brings.

I am not sure why you want to rezone it and restrict folks ability to use their property as they see fit any farther than you already have.

Please take no action to change the zoning on South Fidalgo Island. It is good as it is now zoned, leave it as it is

Thank you,

Jess Brown
13060 S. Wildwood Ln Anacortes Wa 98221

From: Jess Brown
To: [PDS comments](#)
Subject: 2018 Docket of Proposed Policy, Code and Map amendments
Date: Monday, August 20, 2018 6:19:17 PM

Board of Commissioners,

RE: PL17-0414: Quaker Cove Ministries

I support the proposal to add pre-existing camps to the current Rural Intermediate zoning.

Jess Brown
jessb901@yahoo.com
13060 S. Wildwood Ln.
Anacortes, Washington 98221

From: William Buchman
To: [PDS comments](#)
Subject: Input from resident on South Fidalgo rezone proposals
Date: Monday, August 20, 2018 6:38:56 PM

We have enjoyed parcel P19342 on South Fidalgo Island for 22 years and will live there for our remaining years. We chose the site for its character in the early 90's.

We wish to preserve the area's current minimal footprint on the infrastructure of the Island. We endorse option 4 on rezoning south Fidalgo to restrict commercial development that is not in character for this area.

Most notably of concern is the overload on HI way 20 preventing ingress and egress from our site. We are also concerned about our aquifer based water supply becoming over taxed. We also have concerns about fire hazards being created with 20" brush piles on our lot line. But we can only try to mitigate some of those concerns. We endorse 100% of the land use restrictions being proposed.

In keeping with good relations with the sovereign tribes in the area, we endorse needed variances for any reasonable needs. We do not endorse exceptions to the overall zoning plan as those would carry potential long term grandfathered negative impacts.

I sincerely love south Fidalgo Island and wish to preserve its character for the foreseeable future. We're proud to be adjacent to some of the most pristine parks and forest lands in the world and we should protect and cherish that for the future generations to come.

Sincerely,
Bill Buchman

Bill Buchman
Team Leader – Costco
Henkel Corporation

11900 NE 1st Street
Suite 300
Bellevue, WA 98005

***Please note my new @henkel.com email address, please update for future messages**

Cell 206-972-8522
William.buchman@henkel.com
www.henkel-northamerica.com

From: William Buchman
To: [PDS comments](#)
Subject: FW: Input from resident on South Fidalgo rezone proposals (Item P-12)
Date: Tuesday, August 21, 2018 7:16:11 AM

My Fidalgo address is 14763 Taggart Quarry Road 98221.
My mailing address is:
2052 153 Ave SE
Bellevue WA 98007

We support option 4 of the proposal.

Bill Buchman
Team Leader – Costco
Henkel Corporation

11900 NE 1st Street
Suite 300
Bellevue, WA 98005

***Please note my new @henkel.com email address, please update for future messages**

Cell 206-972-8522
William.buchman@henkel.com
www.henkel-northamerica.com

From: William Buchman
Sent: Monday, August 20, 2018 6:39 PM
To: 'pdscomments@co.skagit.wa.us' <pdscomments@co.skagit.wa.us>
Subject: Input from resident on South Fidalgo rezone proposals

We have enjoyed parcel P19342 on South Fidalgo Island for 22 years and will live there for our remaining years. We chose the site for its character in the early 90's.

We wish to preserve the area's current minimal footprint on the infrastructure of the Island. We endorse option 4 on rezoning south Fidalgo to restrict commercial development that is not in character for this area.

Most notably of concern is the overload on HI way 20 preventing ingress and egress from our site. We are also concerned about our aquifer based water supply becoming over taxed. We also have concerns about fire hazards being created with 20" brush piles on our lot line. But we can only try to mitigate some of those concerns. We endorse 100% of the land use restrictions being proposed.

In keeping with good relations with the sovereign tribes in the area, we endorse needed variances for any reasonable needs. We do not endorse exceptions to the overall zoning plan as those would carry potential long term grandfathered negative impacts.

I sincerely love south Fidalgo Island and wish to preserve its character for the foreseeable future. We're proud to be adjacent to some of the most pristine parks and forest lands in the world and we should protect and cherish that for future generations.

Sincerely,
Bill Buchman

Bill Buchman
Team Leader – Costco
Henkel Corporation

11900 NE 1st Street
Suite 300
Bellevue, WA 98005

***Please note my new @henkel.com email address, please update for future messages**

Cell 206-972-8522

William.buchman@henkel.com

www.henkel-northamerica.com

From: Melinda Burns
To: [PDS comments](#)
Subject: 2018 Docket of Proposed Policy, Code and Map amendments
Date: Tuesday, August 14, 2018 7:32:46 AM

Board of Commissioners,

RE: PL17-0414: Quaker Cove Ministries

I support the proposal to add pre-existing camps to the current Rural Intermediate zoning.
Please pass this important amendment.

Melinda Burns
indyandan@hotmail.com
33609 I Street
Ocean Park, Washington 98640

Ashley & Chris Byer

7357 Remington Ln
Anacortes, WA 98221
360-420-4447
byer.ashley@gmail.com

RECEIVED
AUG 21 2018
SKAGIT COUNTY
PDS

August 20, 2018

Skagit County Board of Commissioners
1800 Continental Place, Suite 100
Mount Vernon, WA 98273

Subject: 2018 Docket of Proposed Policy, Code and Map amendments. RE: PL17-0414:
Quaker Cove Ministries

Dear Board of Commissioners:

We support the proposal to add pre-existing camps to the current Rural Intermediate zoning.

We are homeowners and neighbors to the Quaker Cove Retreat. Our property (7357 Remington Ln, Anacortes) is immediately adjacent to Quaker Cove along a portion of their northern property line.

A few months ago, one of our neighbors came to our door asking us to sign a petition against Quaker Cove's rezoning effort. We were shocked and saddened to learn of this petition and the false claims it purported. We have never once been negatively impacted by anyone using the Quaker Cove Retreat or any of the activities occurring there. We did not sign the petition and have since then made an effort to vocalize our support for Quaker Cove and their efforts to improve their facilities. The majority of our neighbors also fully support Quaker Cove and their current improvement efforts.

Quaker Cove has been an exemplary neighbor in every sense of the word. It has been an absolute pleasure to be neighbors with the Quaker Cove Retreat, and it has been especially wonderful to see the property being put to good use in our community. For many years the property was scarcely used. The last few years, the increased usage has been a fantastic change. We'd love to see the property continue to thrive with the ability to improve their facilities, expand footprints as necessary, add structures, and do everything needed for safe, up-to-date accommodations. We full heartedly support everything they have done thus far and their plans going forward.

Sincerely,

Ashley & Chris Byer

From: [Lori Anderson](#)
To: [Stacie Pratschner](#); [Kathy Jewell](#)
Subject: FW: Friends of Skagit County Comments on 2018 CP amendments proposed
Date: Friday, August 31, 2018 12:29:43 PM
Attachments: [FOSC comments 2018 Comp Plan Amends 082918 FINAL.pdf](#)

From dept email

From: Ellen Bynum <skye@cnw.com>
Sent: Friday, August 31, 2018 11:50 AM
To: Stacie Pratschner <Staciep@co.skagit.wa.us>
Cc: Planning & Development Services <planning@co.skagit.wa.us>; Randy Good <rlgood30@frontier.com>; FOSC Office <friends@fidalgo.net>
Subject: Friends of Skagit County Comments on 2018 CP amendments proposed

Stacie, et. al.,

Attached please find Friends comments on the 2018 proposed Comprehensive Plan amendments.

Please call me if you need the comments inside the body of an email, rather than as an attachment.

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

Thank you,
Ellen

Ellen Bynum, Executive Director
Friends of Skagit County
110 N. First St. #C
P.O. Box 2632 (mailing)
Mount Vernon, WA 98273-2632
360-419-0988

friends@fidalgo.net

www.friendsofskogitcounty.org

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friends@fidalgo.net
www.friendsofskagitcounty.org

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Ellen Bynum
Executive Director

Preserving Skagit County's rural character by protecting the environment, supporting sustainable, resource based economies and promoting livable urban communities..

August 29, 2018

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

RE: Comments on proposed 2018 Comprehensive Plan Amendments.

Dear People:

C-1. Delete Comprehensive Plan Policy 4A-5.6.

An administrative amendment to or deletion of a Comprehensive Plan policy should have an opportunity for public comment before being reviewed to delete. That said, we assume the deletion is being proposed because the issuance of permits is with the Drainage Districts and Public Works would be consulting with them in that process.

C-6. Delete Language in SCC 14.16 Regarding Property Value Impacts from Wireless Facilities.

We propose leaving the language and revising to state "Personal wireless service facilities shall be located, designed and installed to compliment the local scale, design and density, especially in neighborhoods in residential zones.

C-11. Delete Examples of Administrative Decisions.

Please replace the examples listed with administrative decisions. It is helpful to the public to have accurate examples in the code.

C-12. Delete SCC 14.10.030(2).

This language cites various Ordinances, which presumably were the reason for the language to be included. If the language does not reflect what was intended by the Ordinances, change the language to reflect the intent. We do not think it prudent to delete code sections that reference or result from legislative or judicial decisions.

C-13. Modify Short Plat Alterations to be Level 1 Decisions.

It makes sense that changes to a short plat under a Level 1 decision are made by the same administrative officer. However, please consider adding standards for all Levels of decisions to the code in future. Absent standards, the burden of proof still stands with the citizen in instances of errors.

C-14. Modify Site Assessment Requirements for Liquefaction Hazard Areas.

Currently the code states, "...A [site assessment](#) is not required for high liquefaction hazard areas for single-family residence proposals unless other criteria provided in this Section apply....". The "other criteria" need to be clarified.

P-12. South Fidalgo Island Rural Residential Map Amendment.

Friends considers the Final Decision and Order of Evergreen Islands, et. al. v. Skagit County Growth Management Hearings Board (GMHB) No. 22-2-0046c to be a standing order that has not been fulfilled by Skagit County. The order addressed many issues including the necessity for completion and adoption of a sub-area plan as a criteria for other land use changes to be made, including the use of CaRDs. We request that the County first complete a comprehensive sub-area plan for South Fidalgo Island and adopt the recommended plan before making any changes to zoning, especially density as prohibited by the FDO.

The County stated that one of the main purposes of a Fidalgo Sub-Area Plan (FSAP) is to assess the very best strategy for preserving rural character, protecting the environment and accommodating any future urban growth, if appropriate. The County removed lot aggregation requirements and reserved cluster remnant parcels for future urban growth without first doing a careful sub-area assessment to determine the Island's suitability for more intense development. The record shows no specific timetable for, nor firm commitment to, the timely completion of a Fidalgo Island Sub-Area Plan.

[Evergreen Islands, et. al. v Skagit County GMHB No. 00-2-0046c Final Decision & Order \(FDO\) Feb. 6, 2001.](#)

Page 11:

Board Discussion and Conclusion

“... We agree with the County and Anacortes that a careful sub-area assessment of topography and environmental constraints to development should be done. Developing the best strategy for preserving rural character, protecting the Island’s fragile environment, and assessing its suitability for future urban growth are crucial before more intense development is allowed to occur. It is unfortunate that the County may have increased landowners’ expectations of future urban development in rural areas by applying the CaRD urban reserve designation and removing aggregation requirements on the Island before this study has been done.

The County must set a specific timetable for, and firm commitment to, the timely completion of this Plan. The Fidalgo Sub-Area Plan must be completed and found to be compliant before the CaRD urban reserve development or any other increase in density are allowed to occur on the Island...”. (emphasis in the original).

FDO, Page 36 “...**ORDER** - In order to comply with the Act, the County must take the following actions by the deadlines specified:(2) If the County wishes to retain its urban reserve provision in the CaRD DRs, it must limit that option to lands near UGAs which it has determined to be the best areas for future urban growth. The process to determine future urban growth suitability must include consultation with the impacted municipalities, SEPA review of alternatives, and full public participation. These actions must be taken within 180 days.

(3) Set a specific timetable for, and firm commitment to, the timely completion of the Fidalgo Sub-Area Plan. This plan must be completed and found to be compliant before the CaRD urban reserve development or any other increase in density are allowed to occur on the Island. The specific timetable and scope of work must be developed and supplied to us within 90 days...”.

FDO, Page 39 **Appendix I Findings of Fact pursuant to RCW 36.70A.270(6)**

“...Urban Reserve in CaRD Implementation

1. The County’s implementing DRs provide that the remnant parcel may be set aside for future urban development rather than permanent open space as earlier envisioned.
2. Through the CaRD implementing DRs, Fidalgo Island landowners can build at urban levels now in clusters and choose to set aside the residual for future urban development with no City of Anacortes participation in that decision.
3. The urban reserve provision in the DRs is not limited to lands near urban growth areas which have been adequately studied and determined to be the best areas for future urban growth.

Fidalgo Island Sub-Area Plan

1. The County stated that one of the main purposes of a Fidalgo Sub-Area Plan is to assess the very best strategy for preserving rural character, protecting the environment and accommodating any future urban growth, if appropriate.
2. The County removed aggregation requirements and reserved cluster remnant parcels for future urban growth without first doing a careful sub-area assessment to determine the Island’s suitability for more intense development.
3. The record shows no specific timetable for, nor firm commitment to, the timely completion of a Fidalgo Island Sub-Area Plan....”

Additional rulings concerning subarea planning is found in [Evergreen Islands, et. al. v Skagit County GMHB No. 00-2-0046c.Compliance Order on Lot Aggregation](#)

Cumulative Effects Conclusion, Page 27:

“...Additionally, the County disallowed the development of substandard lots of less than an acre on Fidalgo Island and Guemes Island **until subarea plans for those areas are completed. SCC14.16.850(4)(c)(viii)(A)...**” **(Emphasis added).**

Friends of Skagit County was a part of the Evergreen Islands case. The case also stated that no CaRDs be permitted in So. Fidalgo until a community plan is completed. Although the case did not address re-zoning the area, we assume that compliance in completing and adopting a subarea plan should preclude any changing of densities in a rezone.

Ordinance #)20170006 – An Ordinance Adopting the 2017 Comprehensive Plan Amendments states:

Page 2 Section 2. “...Item P-12 is deferred for further analysis and public review as part of the 2018 Comprehensive Plan Docket. The Board of County Commissioners adopts the following finding of fact concerning item P-12:

1. The Board requires additional analysis of the potential impact of the proposed South Fidalgo Island Rural Residential Zone on business and agriculture in the affected area.
2. Planning & Development Services should provide that analysis for the Board’s consideration before consider the proposal for the 2018 Comprehensive Plan docket...”.

It is unclear whether a comprehensive analysis, including economic data, changes in density, numbers of changes of use(s) was provided to the BOCC before the 2018 CP docket was developed and passed.

PL 17-0414 Quaker Cove Ministries Code Amendment

Quaker Cove lands are a part of South Fidalgo and any changes in use should be addressed in the completion of a sub-area plan as required and cited under comments for P-12 above.

A criteria for docketing this request when it was for a Small Scale Recreation and Tourism (SRT) map change was additional legal analysis of the proposal. We did not find this analysis was conducted or available on line for public review. We assume this was not completed because the proponents withdrew the application for the SRT.

The historical use of the land owned by the Quaker Cove Corporation (QCC) was as a limited seasonal use retreat and campground. The 1931 Articles of Incorporation describe QCC as "... not a stock company or corporation, nor one formed for any profit or gainful purpose, and the terms for admission to membership shall be that the person or persons be members in good standing of the ..."Quakers", and resident in the jurisdiction or conference of northwest Washington....".

The articles were amended in 1948 to state:

"...The membership shall consist of (1) Active members who shall be those persons who apply for membership and are approved by the Board of Trustees, and who own, lease, or are purchasing from the corporation under real estate contracts in good standing, the lots of land owned by the corporation at Quaker Cove, Fidalgo Island, Washington, and who pay their annual dues....". The changes also provided for associate members.

The articles were amended in 1972 and the purpose was restated as "...to provide facilities, services, and other necessary elements for the guidance, education, growth and development of religious fellowship among people....". Another amendment stated "...and no part of its earnings shall inure to the benefit of any officer, director, or individual...." and any balance of money "...shall be used and distributed exclusively for charitable, scientific, religious or educational purposes". The two classes of membership were restated as "...active", and "associate" whose rights and qualifications are as defined in the bylaws....".

Other historical documents reviewed on line like Seattle Friends Church and Northwest Gathering annual reports and archives show 5 to 7 retreats annually and 1-4 youth camps or gatherings. The rate of use varied over the years and there were some years where little to no activity was shown. While the proponents would like to expand the capacity of Quaker Cove, the past use of the land and facilities suggests it was not a commercial venture and was generally not open to the public at large.

Proponent proposed language for SCC 14.16.300 Rural Intermediate

"...(3) Administrative Special Uses

(b) Institutional camps/retreats that existed prior to or on July 1, 1990, including cabins that may accommodate up to but not to exceed 250 beds and 10 RV sites, and common use facilities (e.g., dining, recreation) necessary to support the use, within the boundaries of the use that existed on July 1, 1990."

The limit to the number of people attending Quaker Cove at any given time depends on the adequacy of the septic system (s). We understand the septic systems must be sized according to number of users. We did not find evidence of septic systems being permitted in the county's electronic records, so we do not know what is currently installed. The proposed change should add a statement like "The capacity of the camp/retreat operations must be determined by the Skagit Health Department's requirement for adequate septic system service".

The language "...within the boundaries of the use that existed..." could be read to mean that the number of people using the facility in 1990 should be the number that uses the retreat today. If the intent was to say that the physical boundaries of 1990 should apply, the language should be changed. If the intent was to say the "boundaries of use" means the activities that were in place in 1990, the language should be changed.

We understand that the limits of 250 beds and 10 RV sites came from the use of another camp (Camp Kirby) also in Rural Intermediate zoning. While this may be the language that PD&S wants to propose under SCC 14.16.300, we question whether the upper limits in this change are appropriate for Quaker Cove.

We found no permits for buildings in the electronic records for Quaker Cove. The 31 parcels (only 20 showed in property search) on approximately 25.69 acres are zoned Rural Intermediate like the referenced Camp Kirby (Camp Fire Clubs – Samish Island); however Camp Kirby has about twice the acres as well as numerous permits, maintenance and operational records for the parcels.

We do not have any information about the proposed or anticipated new facilities and absent that cannot comment on the appropriateness of the proposed expansion, improvements or activities.

We suggest that both the hours of operations and the days of operation per year should reflect the original intended use of the properties, until a South Fidalgo Sub Area Planning process can be completed. We expect the proponents to participate fully in the sub-area planning process and accurately represent their current activities.

P-2 SAMISH BAY CHEESE

Additional legal analysis was required if the proposal was docketed. We did not find such legal analysis included for public review.

The GMA requires Counties to identify and protect Natural Resource Lands including agriculture. Skagit County, as well as many non-profit and farm groups have long supported this protection and brought challenges when conversions of agricultural lands are proposed. There are also agricultural accessory operations which either existed prior to GMA (1990) and/or were permitted under a special use permit or other variance. Much of the ag accessory code was written to prevent the development of inappropriate venues on farms and to permit activities that are proposed as one thing and become something different over time, for example a farm stand that turns into a full-time “mini-mart”.

Ag accessory uses all require accomodation for vehicle parking for visitors. Any conversion of land regularly used for production of crops or as a part of the capacity for production is not compliant with the identification and protection of ag lands. Even farmstands which must sell a high percentage of locally produced items are not full-time year round operations.

The following Growth Management Hearings Board rules address conversion and protection of farmland:

“Urban growth is the use of the land for the location of buildings, structures, and impermeable surfaces and as such is incompatible with the primary use of the land for food, agriculture, fiber or materials. WEC v. Whatcom County 94-2-0009 (Compliance Order, 3-29-96).”

Even rural lands, not zoned Ag-NRL, have been limited by the GMHB.

“DRs which allow fifteen percent residential subdivision, RV parks, boat launches, etc., parks, golf courses, restaurants and commercial services all in designated RL (rural lands) areas do not comply with the Act and substantially interferes with Goal 8 of the Act under recent Washington State Supreme Court cases. Panesko v. Lewis County 00-2-0031c (FDO, 3-5-01)”

Would a limited food service that operates year round and full-time be considered a commercial service?

“...Although the Lewis County Court did note that the GMA was not intended to trap anyone in economic failure, when it comes to agricultural lands, it is the economic concerns of the agricultural industry not an individual farmer’s economic needs that are to be considered. Whether a competent commercial farmer would go broke trying to farm the land is not the test the Legislature or the Courts require the County to apply when designation agricultural lands of long term commercial significance. Coordinated Cases of Hadaller, et al v. Lewis County, Case No. 08-2-0004, Butler, et al v. Lewis County, Case No. 99-2-0027, Panesko, et al v. Lewis County, Case No. 00-2-0031c, FDO and Compliance Order, at 57 (July 7, 2008).”

Is the sampling of products to the public considered an integral part of conserving agricultural lands of long-term commercial significance?

“...RCW 36.70A.177 permits the use of innovative zoning techniques but specifically prohibits non-farm uses of agricultural land and relegates other non-agricultural uses to the status of accessory and to those areas with poor soils or otherwise unsuitable for agricultural purposes. The Board reads this provision, in conjunction with the GMA’s mandate for agricultural conservation, to mean that the only primary use of ARL lands is one that is agricultural; all other uses are subordinate to this [accessory/subordinate uses are intended to provide supplementary, not primary, income to the farm]. Coordinated Cases of Hadaller, et al v. Lewis County, Case No. 08-2-0004, Butler, et al v. Lewis County, Case No. 99-2-0027, Panesko, et al v. Lewis County, Case No. 00-2-0031c, FDO and Compliance Order, at 64-65 (July 7, 2008).”

Can food services on a farm be considered an accessory use if it is housed in an existing farm building and is not in continuous use?

“...[U]nder the GMA agricultural is not limited to crop production but includes such non-crop related activities as dairies, poultry farms, and fish hatcheries - all of these activities require structures which may overlay prime soils. To allow for conversion of previously converted prime soils based on “non-crop” related uses effectively negates the GMA’s mandate to maintain that portion of the agricultural industry which does not produce crops and, in essence, permits a poultry barn on prime soils to become a residential subdivision merely because it does not involve crop production despite the fact that the use is agricultural and has prime soils. If

conversion should be permitted to occur, it should occur to favor the retention of those areas with prime soil, not for the long-term removal of lands from agricultural use. Coordinated Cases of Hadaller, et al v. Lewis County, Case No. 08-2-0004, Butler, et al v. Lewis County, Case No. 99-2-0027, Panesko, et al v. Lewis County, Case No. 00-2-0031c, FDO and Compliance Order, at 68 (July 7, 2008).”

Conversion of agricultural prime ag soils to any other use is not permitted under GMA. Structures placed on prime ag soils for farm use are considered prime ag soils and cannot be converted. The proposed language SCC 14.16.900: Special use permit requirements (2) (k) “...Conversion of agricultural land must be minimized to the greatest extent possible...” contradicts the GMA’s intent. Restaurants on farms that use farm buildings, parking and facilities are a conversion of an existing farm building (prime ag soils), as we read it.

Can a food truck be permitted on Ag-NRL, as it is a removable structure and may not be a “long term” conversion?

Agricultural organizations stated that a comprehensive look at agri-tourism is needed before changes to the code should be made. Since the county does not even keep records of farm acres converted to other uses, we anticipate that would be a starting point. Such a study would need to be a at a minimum complete survey of agricultural producers, an economic analysis of conversions, an analysis of current on-farm value added activities including annual events, actual and estimates of income and economic calculations of the lost production value or the converted acres into the future.

Additional legal and policy information is needed to make changes to the Comprehensive Plan that comply with GMA in this proposal.

Yours sincerely,

Ms. Ellen Bynum
Executive Director

EB/
cc: Friends of Skagit County Board of Directors.

From: tcarson@wavecable.com
To: [PDS comments](#)
Subject: 2018 Docket Item P-12: The South Fidalgo Island Rural Residential Map Amendment
Date: Thursday, August 30, 2018 9:43:39 AM

RE: Comments on 2018 Docket Item P-12: The South Fidalgo Island Rural Residential Map Amendment

We **strongly support the zoning changes proposed for South Fidalgo Rural Residential (SF-RR)** for several reasons:

- It is incumbent upon Skagit County to protect the rural character of South Fidalgo Island by limiting human development and enterprises which would disturb that rural character and/or disrupt the health of the overall context.
- An essential element in that effort is the recognition of the limitation in available water. As a resident in Sunset West, we depend on wells to provide water and we are very mindful of the limits of that water availability.
- Increasing density by any means—including density bonuses—seriously impacts water availability in adjacent wells. (Evidence exists to support this via wellhead protection plans already on file with the county health department and anecdotally through reported seasonally-reduced lower static water levels in multiple locations on South Fidalgo Island.)
- Rather than cast the matter simply in terms of property rights vs. county regulation, the larger issue of community health—including environmental elements—must be a primary consideration.
- This should not be a matter decided based simply on who makes the most noise, but decided based on what is needed to preserve the rural character—which really means what will protect the integrity of the larger human/natural system that is South Fidalgo Island.

Thomas M. Carson and Carol A Taylor
14188 Madrona Drive, Anacortes WA 98221
tcarson@wavecable.com 360-202-5629
ctaylor@wavecable.com 360-293-8557



Virus-free. www.avast.com

From: Kerri Chase
To: [PDS comments](#)
Subject: 2018 Docket of Proposed Policy, Code and Map amendments
Date: Saturday, August 18, 2018 10:12:21 PM

Board of Commissioners,

RE: PL17-0414: Quaker Cove Ministries

I support the proposal to add pre-existing camps to the current Rural Intermediate zoning.

Kerri Chase
kdbjac2002@yahoo.com
4211 Glasgow Way
Anacortes, Washington 98221

From: Victor Childs
To: [PDS comments](#)
Subject: 2018 Docket of Proposed Policy, Code and Map amendments
Date: Monday, August 20, 2018 7:08:39 PM

Board of Commissioners,

RE: PL17-0414: Quaker Cove Ministries

I support the proposal to add pre-existing camps to the current Rural Intermediate zoning.

Victor Childs
childsplayanacortes@gmail.com
2301 25 St.
Anacortes, Washington 98221

From: Monica Christensen
To: [PDS comments](#)
Subject: 2018 Docket of Proposed Policy, Code and Map amendments
Date: Wednesday, August 15, 2018 5:45:46 PM

Board of Commissioners,

RE: PL17-0414: Quaker Cove Ministries

I support the proposal to add pre-existing camps to the current Rural Intermediate zoning.

I believe this will be a benefit to our community in supporting kids and families in our area. This camp has already been a huge support for my family and my son has enjoyed his time at day camp there the last two years.

I hope you will also see the evidence that this is a step forward for our island.

Thank you.

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

From: Clancey
To: [PDS comments](#)
Subject: 2018 Docket Item P-12: The South Fidalgo Island Rural Residential Map Amendment
Date: Tuesday, August 7, 2018 3:24:16 PM

Commissioners:

I support the proposed P-12 Landuse change to rezone South Fidalgo from RRv to SF-RR.

Gary Clancey
3351 Green Cliff Rd.
Anacortes, WA 98221

From: Craig Clark
To: [PDS comments](#)
Subject: 2018 Docket of Proposed Policy, Code and Map amendments
Date: Monday, August 20, 2018 12:40:00 PM

Board of Commissioners,

RE: PL17-0414: Quaker Cove Ministries

I support the proposal to add pre-existing camps to the current Rural Intermediate zoning.

Craig Clark
daclarks@hotmail.com
2511 W. 2nd St.
Anacortes, Washington 98221

From: Dale Clark
To: [PDS comments](#)
Subject: 2018 Docket of Proposed Policy, Code and Map amendments
Date: Tuesday, August 14, 2018 4:10:29 PM

Board of Commissioners,

RE: PL17-0414: Quaker Cove Ministries

I support the proposal to add pre-existing camps to the current Rural Intermediate zoning.

Dale Clark
daletclark1968@gmail.com
1212 12th Street
ANACORTES, Washington 98221

From: Dale Clark
To: [PDS comments](#)
Subject: 2018 Docket of Proposed Policy, Code and Map amendments
Date: Tuesday, August 14, 2018 4:24:32 PM

Board of Commissioners,

RE: PL17-0414: Quaker Cove Ministries

I support the proposal to add pre-existing camps to the current Rural Intermediate zoning.

Dale Clark
daletclark1968@gmail.com
1212 12th Street
ANACORTES, Washington 98221

From: Joline Clark
To: [PDS comments](#)
Subject: 2018 Docket of Proposed Policy, Code and Map amendments
Date: Tuesday, August 14, 2018 4:27:27 PM

Board of Commissioners,

RE: PL17-0414: Quaker Cove Ministries

I support the proposal to add pre-existing camps to the current Rural Intermediate zoning.

Joline Clark
daletclark1968@gmail.com
1212 12th Street
Anacortes, Washington 98221

From: sophie clarke
To: [PDS comments](#)
Subject: 2018 Docket of Proposed Policy, Code and Map amendments
Date: Wednesday, August 15, 2018 8:12:07 AM

Board of Commissioners,

RE: PL17-0414: Quaker Cove Ministries

I support the proposal to add pre-existing camps to the current Rural Intermediate zoning. Quaker Cove is a place of many happy and life changing memories for my family and I. Nowhere else has ever come close. No place ever could.

sophie clarke
sophie_zeiger@hotmail.co.uk
70 sandwich drive
macclesfield, England SK102UZ

From: sophie clarke
To: [PDS comments](#)
Subject: 2018 Docket of Proposed Policy, Code and Map amendments
Date: Wednesday, August 15, 2018 8:16:55 AM

Board of Commissioners,

RE: PL17-0414: Quaker Cove Ministries

I support the proposal to add pre-existing camps to the current Rural Intermediate zoning. Quaker Cove is a place of many happy and life changing memories for my family and I. Nowhere else has ever come close. No place ever could. I attended the camp over many years; family camp, kids camp and youth camp as a child and a volunteer counsellor. I would still go today at every given opportunity and send my children if I didn't live on a different continent...

sophie clarke
sophie_zeiger@hotmail.co.uk
70 sandwich drive
macclesfield, England SK102UZ

From: bob cline
To: [PDS comments](#); [Commissioners](#)
Cc: rcline496@gmail.com
Subject: Comments on proposed "2018 docket item P-12: The South Fidalgo Island rural"
Date: Monday, August 13, 2018 7:09:47 PM

I am opposed to changing the zoning in this area. I own 6.3 undeveloped acres on Crater Lake road. I think this proposal is a solution looking for a problem. I see no reason to change zoning at this time. I believe current county planning laws and regulations are sufficient to protect this rural area. We treasure the rural atmosphere but see no problems with the current status. Thank you for considering my comments.

Robert Cline

From: bob cline
To: [PDS comments](#); [Commissioners](#)
Cc: rcline496@gmail.com
Subject: RE: Comments on proposed "2018 docket item P-12: The South Fidalgo Island rural"
Date: Monday, August 13, 2018 7:34:46 PM

From: bob cline [mailto:rcline496@gmail.com]
Sent: Monday, August 13, 2018 7:10 PM
To: pdscomments@co.skagit.wa.us; commissioners@co.skagit.wa.us
Cc: rcline496@gmail.com
Subject: Comments on proposed "2018 docket item P-12: The South Fidalgo Island rural"

I am opposed to changing the zoning in this area. I own 6.3 undeveloped acres on Crater Lake road. I think this proposal is a solution looking for a problem. I see no reason to change zoning at this time. I believe current county planning laws and regulations are sufficient to protect this rural area. We treasure the rural atmosphere but see no problems with the current status. Thank you for considering my comments.

Robert Cline

2107 208th Pl
Ocean Park, WA
98640

Owner of property on Fidalgo Island in the proposed rezone area.

2018 Docket Item P-12: The South Fidalgo Island Rural Residential Map Amendment

Thomas Conroy
4307 Ginnett Rd
South Fidalgo, Skagit County

RECEIVED
AUG 21 2018
SKAGIT COUNTY
PDS

I am here today to support the “2018 Docket Item P-12: The South Fidalgo Island Rural Residential Map Amendment” to the Skagit County Comprehensive Plan.

First, I want to thank Planning Commissioners and the Planning Department for the time and considerations given in the preparation of the proposed amendment.

The creation of the South Fidalgo Rural Residential Zone acknowledges that a new zoning designation is needed to properly address the problematic realities that are unique to islands. This amendment to the County’s Comprehensive Plan is in accord and reflects the intent of the Washington State Growth Management Act.

This proposal’s removal of some commercial and industrial uses from the South Fidalgo Island Rural Residential Zone is consistent with the sentiments of a clear majority of South Fidalgo Residents as witnessed by the results of a survey mailed out to all South Fidalgo residents in 2006. This survey specifically asked residents if they were in favor of maintaining South Fidalgo’s rural characteristics or did they prefer to rezone all South Fidalgo to allow parcels as small 2.5 acre parcels. Ninety percent of islanders preferred that zoning remained unchanged.

P-12, contrary to what some people have maintained, does not change home based businesses or existing businesses. The proposal’s measure to remove several commercial uses from the zone is more of a house cleaning measure than a violation of property rights.

Planning Commissioners and staffer’s work hard to protect and better delineate the activities permitted and disallowed throughout Skagit County on a daily basis. This is a planning process and not an attempt to rob citizens of their property rights. Their hard work allows all of us to purchase a house in a neighborhood of our own choosing and know with some certainty that the basic characteristics of that neighborhood will remain more or less constant. The Property Rights Movement has more to do with ideology than the process of planning.

I support a Samish Cultural Center but the request for a rezone that would allow unlimited square footage for building seems ill advised and better handled under a special use permit where the entire project can be reviewed, and proper limitations set.

Thomas Conroy
360.298.2395

From: Douglass Craig
To: [Commissioners](#)
Subject: Comments on proposed "2018 Docket Item P-12 The South Fidalgo Island Rural."
Date: Monday, August 20, 2018 12:58:07 PM

Commissioners,

This is to let you know that my wife and I (property owners in the proposed area of change) **are opposed to the proposed R-12 zoning changes**. Please select Option 1, leaving the zoning as it is.

Thanks for your service and consideration on this issue.

Douglass/Rebecca Craig
13770 Tibbles Ln.
Anacortes 98221
drcraig@fidalgo.net

From: Charles Crider
To: [PDS comments](#)
Subject: P 12 Zoning Input
Date: Tuesday, August 28, 2018 3:08:21 PM

Here is the input regarding South Fidalgo Island proposed zoning.

August 28, 2018

From: Skagit/Island Counties Builders Association (SICBA)

To: Skagit County Planning Commission

Subj: P-12 Zoning for South Fidalgo Island

Commissioners,

SICBA would like to go on the record as opposed to the proposed zoning change to South Fidalgo Island properties. In everything we have seen, we don't see anything that would merit a change to the current zoning that exists today. And, why would zoning on one side of a road need to be changed when the zoning on the other does not? Looks like a pick and choose which parcels are going to be impacted instead of a complete review of all zoning on South Fidalgo Island to be sure all zoning meets the needs of the citizens and land owners in the area.

In order to meet the request by the Samish Indian Nation to allow for a 33,000 square foot facility between Tibbles Lane and Campbell Lake, the commission and/or county could consider a Special Use Permit to allow for that structure to be built if that is what is helping drive this change to the zoning regulations. It seems this zoning change is not wanted by the bulk of the citizens who live in the areas selected for the change.

All the other things that are addressed are sort of "what if?" scenarios because there has not been any requests for a recreational race track nor any of the other items that are currently being reviewed by a Hearings Examiner. And, the county has the authority to override a Hearings Examiner's recommendation if they see the recommendation as not being helpful to the overall health of the county.

We see different examples where citizens that are proposing this change will answer questions of the media and indicate they are all for restricting development to lower density. Ironically, they are the very ones that live in or have property in the Rural Intermediate zoning which has a higher density awarded to them and they don't want their zoning changed. I guess our question would be why don't they ask the county to rezone their property to the South Fidalgo Residential zoning instead of asking the county to affect another individual's property?

What are the scientifically proven threats to the health and safety of the citizens of Fidalgo Island and Skagit County that would dictate the need for this change? From what we see, there are none that have been proven as yet.

We have checked with the Well Drillers Association and the only designated “sole-source aquifers” in the area are Whidbey Island, Guemes Island and Camano Island. So when someone talks about a sole source aquifer being fragile and threatened on Fidalgo Island, we would like to see the science where it was determined that one really exists. Speculation and innuendos cause a lot of confusion so that is something that needs to be spelled out scientifically.

But, please accept our input on this proposal and understand that if the citizens were not already good stewards of their land, South Fidalgo Island would look totally different than it does today. We wait to see the scientific proof that a sole source aquifer does exist and that it is being threatened.

Thank you,

C. W. Crider
Executive Officer, Skagit/Island Counties Builders Association

Charles W. Crider
Executive Officer
Skagit/Island Counties Builders Association
360 757-6916
www.sicba.org
www.nahb.org/savings for member savings programs

From: Charles Crider
To: [PDS comments](#)
Subject: FW: P 12 Zoning Input
Date: Tuesday, August 28, 2018 3:11:34 PM

Mailing Address:

SICBA
15571A Peterson Rd
Burlington, WA 98233
Telephone: 360 757-6916

Subject is South Fidalgo Island Zoning Proposal.

From: Charles Crider
Sent: Tuesday, August 28, 2018 3:08 PM
To: pdscomments@co.skagit.wa.us
Subject: P 12 Zoning Input

Here is the input regarding South Fidalgo Island proposed zoning.

August 28, 2018

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

Subj: P-12 Zoning for South Fidalgo Island

Commissioners,

SICBA would like to go on the record as opposed to the proposed zoning change to South Fidalgo Island properties. In everything we have seen, we don't see anything that would merit a change to the current zoning that exists today. And, why would zoning on one side of a road need to be changed when the zoning on the other does not? Looks like a pick and choose which parcels are going to be impacted instead of a complete review of all zoning on South Fidalgo Island to be sure all zoning meets the needs of the citizens and land owners in the area.

In order to meet the request by the Samish Indian Nation to allow for a 33,000 square foot facility between Tibbles Lane and Campbell Lake, the commission and/or county could consider a Special Use Permit to allow for that structure to be built if that is what is helping drive this change to the zoning regulations. It seems this zoning change is not wanted by the bulk of the citizens who live in the areas selected for the change.

All the other things that are addressed are sort of "what if?" scenarios because there has not been any requests for a recreational race track nor any of the other items that are currently being reviewed by a Hearings Examiner. And, the county has the authority to override a Hearings Examiner's recommendation if they see the recommendation as not being helpful to the overall health of the county.

We see different examples where citizens that are proposing this change will answer questions of the media and indicate they are all for restricting development to lower density. Ironically, they are the very ones that live in or have property in the Rural Intermediate zoning which has a higher density awarded to them and they don't want their zoning changed. I guess our question would be why don't they ask the county to rezone their property to the South Fidalgo Residential zoning instead of asking the county to affect another individual's property?

What are the scientifically proven threats to the health and safety of the citizens of Fidalgo Island and Skagit County that would dictate the need for this change? From what we see, there are none that have been proven as yet.

We have checked with the Well Drillers Association and the only designated "sole-source aquifers" in the area are Whidbey Island, Guemes Island and Camano Island. So when someone talks about a sole source aquifer being fragile and threatened on Fidalgo Island, we would like to see the science where it was determined that one really exists. Speculation and innuendos cause a lot of confusion so that is something that needs to be spelled out scientifically.

But, please accept our input on this proposal and understand that if the citizens were not already good stewards of their land, South Fidalgo Island would look totally different than it does today. We wait to see the scientific proof that a sole source aquifer does exist and that it is being threatened.

Thank you,

C. W. Crider
Executive Officer, Skagit/Island Counties Builders Association

Charles W. Crider
Executive Officer
Skagit/Island Counties Builders Association
360 757-6916
www.sicba.org
www.nahb.org/savings for member savings programs

From: kamiyo10@gmail.com
To: [PDS comments](#)
Subject: Fwd: Comments on proposed "2018 docket item P-12: the South Fidalgo Island Rural Residential Map Amendment"
Date: Friday, August 31, 2018 3:25:02 PM

Sent from my iPhone

Begin forwarded message:

From: kamiyo10@gmail.com
Date: August 31, 2018 at 3:18:30 PM PDT
To: commissioners@co.skagit.wa.us
Subject: Comments on proposed "2018 docket item P-12: the South Fidalgo Island Rural Residential Map Amendment"

Dear Commissioners,

I appreciate your time reviewing my letter regarding the proposed P-12 rezone. I will keep my comments short as I am sure there are many comments regarding the rezone and I have already spoken twice on the issue.

First of all, my wife and I own four properties in the affected rezone area. I have lived at one of them (5909 Campbell Lake Road) since 1989. I am very familiar with the affected area on Fidalgo Island as I have lived in various parts North to South all of my life (54 years).

Second are my reasons for opposition to P-12;

- This is a solution searching for a problem. Most of the issues raised by the proponents of the zoning change do not make economic sense. The land is far too valuable for uses that are industrial or commercial in nature. This is why there has been no large scale or even small scale development in this direction under the existing code.

- Topography of the area doesn't lend itself to the types of development feared by those after a zoning change. There are many rocky outcroppings and several lakes that will preclude development of much of the land, especially for the proposed changes in the plan.

- The infrastructure of South Fidalgo precludes much of the usage that would be denied by the zoning change. Who would possibly consider investing in a large commercial wholesale nursery in this area?

- Many of the uses are "Hearing Examiner Special Use". In fact the zoning is just the first hurdle to many of the uses contemplated in the code. If a project is truly egregious there are many avenues for rejection.

- P-12 creates more problems than solutions. The code as now written is not a stellar piece of craftsmanship. Adding or subtracting from it makes it far worse.

In an open and plain reading of the proposed changes I would not be able to build and use a putting green in my backyard for my own use. This is not hyperbole as you can easily read the code for yourself. There is mention of commercial use and it says for golf activities. What's a golf activity?

- P-12 doesn't fit the nature of the people who live in the area. Of the 14 who

spoke in favor of P-12, many did not live in the affected area. My neighbors don't want more restrictions burdening them or they would choose to live in a city.

Even though we are not as organized as Evergreen Islands there has been a significant turnout at the last two sessions where public comment was taken in opposition to P-12. In my area it is very unpopular.

In conclusion, thank-you for your time. I stand in opposition to P-12 and am for Option #1.

Sincerely,

Andy Culbertson

Sent from my iPhone

From: Carolyn Culbertson
To: [PDS comments](#)
Subject: 2018 Docket of Proposed Policy, Code and Map amendments
Date: Tuesday, August 21, 2018 6:34:35 AM

Board of Commissioners,

RE: PL17-0414: Quaker Cove Ministries

I support the proposal to add pre-existing camps to the current Rural Intermediate zoning.
This camp is a local treasure - we need to keep it!

Carolyn Culbertson
carolyn.culbertson@gmail.com
4305 Kingsway
Anacortes, Washington 98221

From: kamiyo10@gmail.com
To: [Commissioners](#)
Subject: Comments on proposed "2018 docket item P-12: the South Fidalgo Island Rural Residential map amendment"
Date: Friday, August 31, 2018 3:41:42 PM

Commissioners,

Thank you for reading all these comments.

I am opposed to P-12 and would like you to chose option # 1.

I have lived on Fidalgo Island all my 54 years. Currently at 5909 Campbell Lake Road since 1989. I believe we have retained our rural character because our zoning is working. Please don't change the rules on us after we've invested in our land. Many of those that want more restrictions will not be affected and are just seeking to control others land. If they want to see land unchanged from the time they got here then buy it like Beatrix Potter did.

Kamiyo Culbertson

Sent from my iPhone

From: Jeffrey Cummings
To: [PDS comments](#)
Subject: 2018 Docket of Proposed Policy, Code and Map amendments
Date: Sunday, August 19, 2018 7:53:54 AM

Board of Commissioners,

RE: PL17-0414: Quaker Cove Ministries

I support the proposal to add pre-existing camps to the current Rural Intermediate zoning.

Jeffrey Cummings
karl.cummings@gmail.com
4510 Kingsway
Anacortes, Washington 98221

August 23, 2018

RECEIVED
AUG 27 2018
SKAGIT COUNTY
PDS

County Commissioners Office
County Commissioners: Lisa Janicki, Ken Dahlstedt, Ron Wesen
1800 Continental Place, Suite 100
Mount Vernon, WA 98273

Subject: 2018 Docket Item P-12: The South Fidalgo Island Rural Residential Map Amendment

To the Honorable Lisa Janicki, Ken Dahlstedt and Ron Wesen,

I am a native resident of South Fidalgo Island. I was born here when my father, William Peterson was hired to coach Anacortes football in the 1950's. The Island holds a special place for me and I will probably live here the rest of my life. I am writing this letter to implore the Board of Commissioners to not change the designated zoning of Rural Reserve to South Fidalgo Rural Residential.

Over the last 65 years I have watch the Island change. It has been my privilege and pleasure to watch my children grow up here and now my grandchildren. I am concerned that what is best for their future and the community is not to see restrictive change to the current status quo. I can re list for you all the reasons why this should not be done but I would only be repeating a litany that others including the County Planning Commission have recited to you.

It is my feeling that the consensus of residents here is against this zoning change as proposed. I thank you for your years of service you have given the county and trust you will vote against the 2018 Docket Item P-12: The South Fidalgo Island Rural Residential Map Amendment.

Sincerely



Leslie Peterson Cummings

Manager
Peterson Family LLC
11570 North Delmare Dr.
Anacortes, Wa. 98221

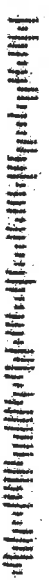
Rural Reserve Resident
11881 Olga Road
Anacortes, Wa 98221

Leslie Cummings
11881 Olga Rd.
Anacortes, WA 98221-8795



Comments on Proposed 2018 District Plan P-12
South Fidalgo Island Rural Residential
Map Amendment
Planning and Development Services
1800 Commercial Place
Mount Vernon, WA 98275

98273-582500



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AUG 27 2018
SKAGIT COUNTY
PDS

August 23, 2018

County Commissioners Office
County Commissioners: Lisa Janicki, Ken Dahlstedt, Ron Wesen
1800 Continental Place, Suite 100
Mount Vernon, WA 98273

Subject: 2018 Docket Item P-12: The South Fidalgo Island Rural Residential Map Amendment


To the Honorable Lisa Janicki, Ken Dahlstedt and Ron Wesen,

This letter is to express my opposition to the changing of the current South Fidalgo Zoning code from Rural Reserve to South Fidalgo Rural Residential. I can see no particular reason to limit the county's options in the future for these 10 acre parcels. It was a long, hard and arduous process for the current zoning to be established over the last twenty eight years. I have owned property on Fidalgo Island since 1980 and have seen zoning changes affect both lifestyle and commerce in this area. Some for the good and some for the bad.

I have read the arguments for and against the requested zoning change. Prudence and common sense would dictate that a majority of fears some residents have towards rural reserve designated properties destroying the ambiance of rural living on Fidalgo Island requires more than just the will and assets to do so. Any land usage on Rural Reserve is already covered by an extensive permitting process on a case by case basis. Keeping the current zoning in place allows both you, the commissioners and the land owners of Rural Reserve properties to manage growth in a responsible manner.

As for now very few young families can come to settle on South Fidalgo Island. The Intent of any zoning on South Fidalgo Island should be not to create a retirement community of estates for the affluent.

Sincerely


Pat Cummings
Theodore Patrick Cummings

Fire Commissioner
Skagit County Fire District 11
South Fidalgo island

Rural reserve resident
11881 Olga Road
Anacortes, Wa. 98221



Leslie Cummings
11881 Olga Rd.
Anacortes, WA 98221-8795

SEATTLE WA 980

24 AUG 2018 PM 5 L



Comments on Proposed 2018 Docket Item P-12
South Fiparqo Island Rural Residential
MAP Amendment
Planning and Development Services
1800 Courtenental Phoebe
Mount Vernon, Wa 98273

98273-562500



From: D & R Custer
To: [PDS comments](#)
Subject: Comments
Date: Monday, August 13, 2018 8:02:33 PM

I am writing with the concerns of rezoning. As a resident of over 13yrs here in Anacortes we have watched it grow to the point where we no longer enjoy being in the area as much as we once did. I understand growth and change is necessary for any town to thrive, but it has become impossible to just run to town quick for anything or get anywhere in a short time with its overwhelmingly growth! The proposal of rezoning is very unfortunate for those who have chosen to live on the out skirts for the peace and tranquility it offers, the businesses that have been developed and people who choose their properties for that very reason and now their lively hood for those families will be in question if they fall into one of the categories of "not allowed". We are one of those who desire to relocate to that area for those very reasons! By looking over possible restrictions for businesses conducted I would fall into that category as dog grooming business (day use) which is ridiculous to think we no longer have that as an option if the rezoning passes. My husband is employed at the refinery and as most true locals know, the refineries being here and its employees who live here make a above average wage for this area and continue to help support the upscale but down to earth town of Anacortes. The disruptions that are occurring while the builders continue to over grow this small community is something that I feel is more of an impact than ever before! Pretty soon the only trees that remain will be in people's yards or Washington park! Please hear this message clearly. Thank you, Rachele Custer

From: D & R Custer
To: [PDS comments](#)
Subject: Fwd: Comments
Date: Monday, August 13, 2018 8:04:48 PM

Rachele Custer 4017 West 4th Anacortes, WA 98221. 360-630-0345

----- Forwarded message -----

From: **D & R Custer** <dcrc.custers@gmail.com>
Date: Mon, Aug 13, 2018, 8:02 PM
Subject: Comments
To: <pdscomments@co.skagit.wa.us>

I am writing with the concerns of rezoning. As a resident of over 13yrs here in Anacortes we have watched it grow to the point where we no longer enjoy being in the area as much as we once did. I understand growth and change is necessary for any town to thrive, but it has become impossible to just run to town quick for anything or get anywhere in a short time with its overwhelmingly growth! The proposal of rezoning is very unfortunate for those who have chosen to live on the out skirts for the peace and tranquility it offers, the businesses that have been developed and people who choose their properties for that very reason and now their lively hood for those families will be in question if they fall into one of the categories of "not allowed". We are one of those who desire to relocate to that area for those very reasons! By looking over possible restrictions for businesses conducted I would fall into that category as dog grooming business (day use) which is ridiculous to think we no longer have that as an option if the rezoning passes. My husband is employed at the refinery and as most true locals know, the refineries being here and its employees who live here make a above average wage for this area and continue to help support the upscale but down to earth town of Anacortes. The disruptions that are occurring while the builders continue to over grow this small community is something that I feel is more of an impact than ever before! Pretty soon the only trees that remain will be in people's yards or Washington park! Please hear this message clearly. Thank you, Rachele Custer

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AUG 20 2018

SKAGIT COUNTY
PDS

August 20, 2018

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

Re: Comments on Proposed "2018 Docket Item P-12
The South Fidalgo Island Rural Residential
Map Amendment"

No on "2018 Docket Item P-12"

To: Honorable Board of County Commissioners, Planning
Commissioners, and Planning Department:

I own property within the current South Fidalgo Rural Reserve area. I am adamantly opposed to the proposed rezoning of Rural Reserve (RRv) to the new zone, South Fidalgo - Rural Residential (SF-RR).

The proposed rezone would eliminate current approved uses under the Skagit County Comprehensive Plan for RRV property owners. Yet, while my property rights will be taken away, these same approved rights will continue to be extended to Rural Intermediate (RI) property owners. It seems illogical and discriminatory that owners of one (1) dwelling per 2.5 acres should continue to have more economic uses of their land than those of us that have one (1) dwelling per 10 acres.

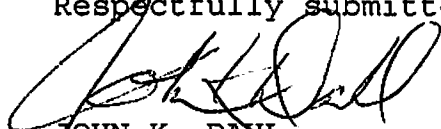
It is the duty of the governing body of Skagit County to protect the rights of landowners from arbitrary and discriminatory actions. RCW 36.70A.020 and the Skagit County Planning Manual. Further, the Planning Manual clarifies in 6.2 that: "The rights of property owners operating under current land use regulations shall be preserved unless a clear public health, safety or welfare purpose is served by more restrictive regulation."

The burden of proof regarding the proposed rezone is on the proponents to show that the rezone bears a reasonable and substantial relationship to promotion of the public welfare and changed circumstances warrant the rezone. Hayden v. Port Townsend, 93 Wash.2d 870 (1980).

Neither the Planning Department nor the petitioners have yet to provide evidence or data that a clear public health, safety or welfare purpose is served by more restrictive regulation and changed circumstances warrant the rezone.

I therefore urge the Board (BOCC) to support Option 1 (No action alternative) as presented by the Planning Commissioners and Planning Department regarding P-12.

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "John K. Dahl".

JOHN K. DAHL
5330 Campbell Lake Rd.
Anacortes, WA 98221

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AUG 20 2018

SKAGIT COUNTY
PDS

August 20, 2018

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

Re: Comments on Proposed "2018 Docket Item P-12
The South Fidalgo Island Rural Residential
Map Amendment"

No on "2018 Docket Item P-12"

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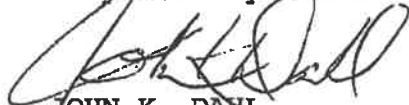
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Respectfully submitted,



JOHN K. DAHL
5330 Campbell Lake Rd.
Anacortes, WA 98221

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AUG 20 2018

SKAGIT COUNTY
PDS

August 20, 2018

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

Re: Comments on Proposed "2018 Docket Item P-12
The South Fidalgo Island Rural Residential
Map Amendment"

No on "2018 Docket Item P-12"

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The proposed rezone would eliminate current approved uses under the Skagit County Comprehensive Plan for RRv property owners. Yet, while my property rights will be taken away, these same approved rights will continue to be extended to Rural Intermediate (RI) property owners. It seems illogical and discriminatory that owners of one (1) dwelling per 2.5 acres should continue to have more economic uses of their land than those of us that have one (1) dwelling per 10 acres.

It is the duty of the governing body of Skagit County to protect the rights of landowners from arbitrary and discriminatory actions. RCW 36.70A.020 and the Skagit County Planning Manual. Further, the Planning Manual clarifies in 6.2 that: "The rights of property owners operating under current land use regulations shall be preserved unless a clear public health, safety or welfare purpose is served by more restrictive regulation."

The burden of proof regarding the proposed rezone is on the proponents to show that the rezone bears a reasonable and substantial relationship to promotion of the public welfare and changed circumstances warrant the rezone. Hayden v. Port Townsend, 93 Wash.2d 870 (1980).

Neither the Planning Department nor the petitioners have yet to provide evidence or data that a clear public health, safety or welfare purpose is served by more restrictive regulation and changed circumstances warrant the rezone.

I therefore urge the Board (BOCC) to support Option 1 (No action alternative) as presented by the Planning Commissioners and Planning Department regarding P-12.

Respectfully submitted,



JOHN K. DAHL
5330 Campbell Lake Rd.
Anacortes, WA 98221

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AUG 20 2018

SKAGIT COUNTY
PDS

August 19, 2018

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

Re: Comments on Proposed "2018 Docket Item P-12
The South Fidalgo Island Rural Residential
Map Amendment"

No on "2018 Docket Item P-12"

To: Honorable Board of County Commissioners, Planning
Commissioners, and Planning Department:

I own property within the current South Fidalgo
Rural Reserve area. I oppose the proposed rezoning of
Rural Reserve (RRv) to the new zone, South Fidalgo -
Rural Residential (SF-RR).

The proposed "2018 Docket Item P-12" would eliminate
current approved uses under the Skagit County
Comprehensive Plan for RRv property owners with no
evidence the current zoning does not work.

It is the duty of the governing body of Skagit
County to protect the rights of landowners. RCW
36.70A.020 and the Skagit County Planning Manual.

Therefore, I urge the Board (BOCC) to support Option
1 (No action alternative) as presented by the Planning
Commissioners and Planning Department regarding P-12.

Respectfully submitted,



CHARLES H. TRAFTON
13971 Trafton Rd.
Anacortes, WA 98221

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AUG 20 2018

SKAGIT COUNTY
PDS

August 19, 2018

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

Re: Comments on Proposed "2018 Docket Item P-12:
The South Fidalgo Island Rural Residential
Map Amendment:

No on "2018 Docket Item P-12"

To: Honorable Board of County Commissioners, Planning
Commissioners, and Planning Department:


I own property within the current South Fidalgo
Rural Reserve area. I oppose the proposed rezone "2018
Docket Item P-12".

To date, there has been no evidence set forth that
the current zoning does not work.

Therefore, I urge the Board (BOCC) to support Option
1 (No action alternative) as presented by the Planning
Commissioners and Planning Department regarding P-12.

Sincerely,

The Merrifield Family Trust

By: 
Barbara A. Merrifield
Trustee
4203 Sharpe Ln.
Anacortes, WA 98221

From: John Dahl
To: [PDS comments](#)
Subject: Comments on proposed "2018 Docket Item P-12: The South Fidalgo Island Rural Residential Map Amendment"
Date: Wednesday, August 22, 2018 2:34:57 PM
Attachments: [No-P12-2018_08_20_16_00_24.pdf](#)

For the record.

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SKAGIT COUNTY
PDS

August 20, 2018

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

Re: Comments on Proposed "2018 Docket Item P-12
The South Fidalgo Island Rural Residential
Map Amendment"

No on "2018 Docket Item P-12"

To: Honorable Board of County Commissioners, Planning
Commissioners, and Planning Department:

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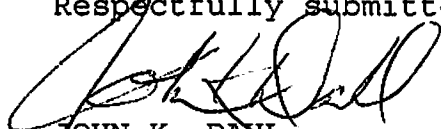
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The burden of proof regarding the proposed rezone is on the proponents to show that the rezone bears a reasonable and substantial relationship to promotion of the public welfare and changed circumstances warrant the rezone. Hayden v. Port Townsend, 93 Wash.2d 870 (1980).

Neither the Planning Department nor the petitioners have yet to provide evidence or data that a clear public health, safety or welfare purpose is served by more restrictive regulation and changed circumstances warrant the rezone.

I therefore urge the Board (BOCC) to support Option 1 (No action alternative) as presented by the Planning Commissioners and Planning Department regarding P-12.

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "John K. Dahl".

JOHN K. DAHL
5330 Campbell Lake Rd.
Anacortes, WA 98221

From: John Dahl
To: [PDS comments](#)
Subject: Comments on proposed "2018 Docket Item P-12: The South Fidalgo Island Rural Residential Map Amendment"
Date: Wednesday, August 22, 2018 2:46:19 PM
Attachments: [No-P12-2018_08_20_16_00_24.pdf](#)

For the record. John K. Dahl, 5330 Campbell Lake Road, Anacortes, WA 98221.

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AUG 20 2018

SKAGIT COUNTY
PDS

August 20, 2018

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

Re: Comments on Proposed "2018 Docket Item P-12
The South Fidalgo Island Rural Residential
Map Amendment"

No on "2018 Docket Item P-12"

To: Honorable Board of County Commissioners, Planning
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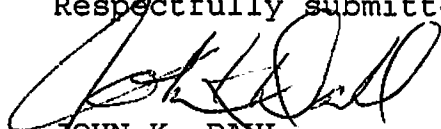
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I therefore urge the Board (BOCC) to support Option 1 (No action alternative) as presented by the Planning Commissioners and Planning Department regarding P-12.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "John K. Dahl", written in a cursive style.

JOHN K. DAHL
5330 Campbell Lake Rd.
Anacortes, WA 98221

From: John Dahl
To: [Commissioners](#); [PlanningCommissioners](#); [PDS comments](#); [Kathy Mitchell](#)
Subject: Comments on proposed "2018 Docket Item P-12: The South Fidalgo Island Rural Residential Map Amendment"
Date: Tuesday, August 28, 2018 3:09:29 PM
Attachments: [No-P12-2d-2018_08_28_14_55_26.pdf](#)

For your information. John K. Dahl

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AUG 28 2018

SKAGIT COUNTY
PDS

August 29, 2018

Comments on Proposed "2018 Docket Item P-12:

The South Fidalgo Island Rural Residential Map Amendment
Planning and Development Services
1800 Continental Place
Mount Vernon, WA 98273

Re: Supplemental to my letter, dated August 20, 2018
and received August 20, 2018, attached hereto,
incorporated herein

To: Honorable Board of County Commissioners (BOCC),
Planning Commissioners, and Planning Department:

Pursuant to Planning & Development Services Memorandum dated
July 19, 2018, the Planning Commission previously recommended that
P-12 not be adopted. The recorded Motion stated the following
findings:

- * The true water situation on South Fidalgo is unknown, and that lack of data inhibits good planning.
- * There is a lack of evidence of the current South Fidalgo zone not working.
- * The current South Fidalgo zoning allows uses that are appropriate for that area.
- * Opposition to special use permit applications is not unique to South Fidalgo.
- * There was significant opposition to the South Fidalgo proposal.
- * The Planning Commission is sensitive to the fact that property purchasers have expectations for the allowed uses in the zone to continue to be allowed.
- * GMA instructs us to manage growth, but not stop it.

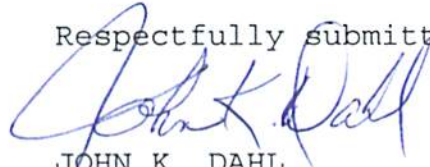
Despite further analysis by the Planning Department, the above findings are still applicable. The findings today are the same findings as yesterday. Therefore, no changed circumstances exist that warrant the rezone as mandated by the law.

Accordingly, neither the County nor the proponents of P-12 can meet the burden of proof to show that the rezone bears a reasonable

and substantial relationship to promotion of the public welfare and changed circumstances warrant the rezone. Hayden v. Port Townsend, 93 Wash.2d 870 (1980).

Again, I urge the Board (BOCC) to support Option 1 (No action alternative) as presented by the Planning Commissioners and Planning Department regarding P-12.

Respectfully submitted,



JOHN K. DAHL
5330 Campbell Lake Rd.
Anacortes, WA 98221

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AUG 20 2018

SKAGIT COUNTY
PDS

August 20, 2018

RECEIVED

AUG 28 2018

SKAGIT COUNTY
PDS

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

Re: Comments on Proposed "2018 Docket Item P-12
The South Fidalgo Island Rural Residential
Map Amendment"

No on "2018 Docket Item P-12"

To: Honorable Board of County Commissioners, Planning
Commissioners, and Planning Department:

I own property within the current South Fidalgo Rural Reserve area. I am adamantly opposed to the proposed rezoning of Rural Reserve (RRV) to the new zone, South Fidalgo - Rural Residential (SF-RR).

The proposed rezone would eliminate current approved uses under the Skagit County Comprehensive Plan for RRV property owners. Yet, while my property rights will be taken away, these same approved rights will continue to be extended to Rural Intermediate (RI) property owners. It seems illogical and discriminatory that owners of one (1) dwelling per 2.5 acres should continue to have more economic uses of their land than those of us that have one (1) dwelling per 10 acres.

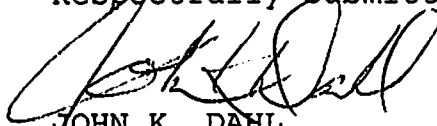
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The burden of proof regarding the proposed rezone is on the proponents to show that the rezone bears a reasonable and substantial relationship to promotion of the public welfare and changed circumstances warrant the rezone. Hayden v. Port Townsend, 93 Wash.2d 870 (1980).

Neither the Planning Department nor the petitioners have yet to provide evidence or data that a clear public health, safety or welfare purpose is served by more restrictive regulation and changed circumstances warrant the rezone.

I therefore urge the Board (BOCC) to support Option 1 (No action alternative) as presented by the Planning Commissioners and Planning Department regarding P-12.

Respectfully submitted,



JOHN K. DAHL
5330 Campbell Lake Rd.
Anacortes, WA 98221

From: John Dahl
To: [Commissioners](#); [PlanningCommissioners](#); [Kathy Mitchell](#)
Subject: Comments on proposed "2018 Docket Item P-12: The South Fidalgo Island Rural Residential Map Amendment"
Date: Tuesday, August 28, 2018 4:50:43 PM
Attachments: [No-P12-2d-2018_08_28_14_55_26.pdf](#)

For your information. Please acknowledge receipt. John K. Dahl

RECEIVED

AUG 28 2018

SKAGIT COUNTY
PDS

August 29, 2018

Comments on Proposed "2018 Docket Item P-12:

The South Fidalgo Island Rural Residential Map Amendment
Planning and Development Services
1800 Continental Place
Mount Vernon, WA 98273

Re: Supplemental to my letter, dated August 20, 2018
and received August 20, 2018, attached hereto,
incorporated herein

To: Honorable Board of County Commissioners (BOCC),
Planning Commissioners, and Planning Department:

Pursuant to Planning & Development Services Memorandum dated
July 19, 2018, the Planning Commission previously recommended that
P-12 not be adopted. The recorded Motion stated the following
findings:

- * The true water situation on South Fidalgo is unknown, and that lack of data inhibits good planning.
- * There is a lack of evidence of the current South Fidalgo zone not working.
- * The current South Fidalgo zoning allows uses that are appropriate for that area.
- * Opposition to special use permit applications is not unique to South Fidalgo.
- * There was significant opposition to the South Fidalgo proposal.
- * The Planning Commission is sensitive to the fact that property purchasers have expectations for the allowed uses in the zone to continue to be allowed.
- * GMA instructs us to manage growth, but not stop it.

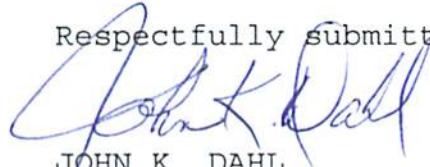
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Respectfully submitted,

A handwritten signature in blue ink, appearing to read "John K. Dahl". The signature is fluid and cursive, with the first name "John" being the most prominent.

JOHN K. DAHL
5330 Campbell Lake Rd.
Anacortes, WA 98221

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AUG 20 2018

SKAGIT COUNTY
PDS

August 20, 2018

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AUG 28 2018

SKAGIT COUNTY
PDS

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

Re: Comments on Proposed "2018 Docket Item P-12
The South Fidalgo Island Rural Residential
Map Amendment"

No on "2018 Docket Item P-12"

To: Honorable Board of County Commissioners, Planning
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I own property within the current South Fidalgo Rural Reserve area. I am adamantly opposed to the proposed rezoning of Rural Reserve (RRV) to the new zone, South Fidalgo - Rural Residential (SF-RR).

The proposed rezone would eliminate current approved uses under the Skagit County Comprehensive Plan for RRV property owners. Yet, while my property rights will be taken away, these same approved rights will continue to be extended to Rural Intermediate (RI) property owners. It seems illogical and discriminatory that owners of one (1) dwelling per 2.5 acres should continue to have more economic uses of their land than those of us that have one (1) dwelling per 10 acres.

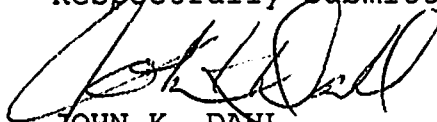
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JOHN K. DAHL
5330 Campbell Lake Rd.
Anacortes, WA 98221

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SKAGIT COUNTY
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JOHN K. DAHL
5330 Campbell Lake Rd.
Anacortes, WA 98221

From: John Dahl
To: [PDS comments](#)
Subject: RE: Comments on proposed "2018 Docket Item P-12: The South Fidalgo Island Rural Residential Map Amendment"
Date: Wednesday, August 29, 2018 9:59:04 AM
Attachments: [No-P12-2d-2018_08_28_14_55_26.pdf](#)

For your information. Please acknowledge receipt. John K. Dahl

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SKAGIT COUNTY
PDS

August 29, 2018

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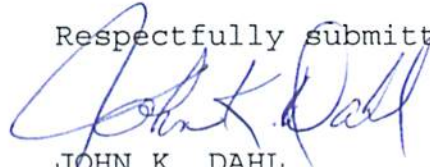
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Anacortes, WA 98221

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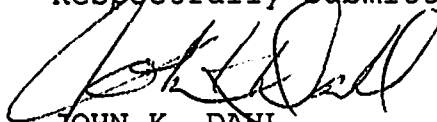
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JOHN K. DAHL
5330 Campbell Lake Rd.
Anacortes, WA 98221

From: Darby Darrow
To: [PDS comments](#)
Subject: 2018 Docket Item P-12 South Fidalgo Island Rurral Residential Map Amendment
Date: Tuesday, August 7, 2018 10:29:47 AM

This email is in regard to the **2018 Docket Item P-12 South Fidalgo Island Rurral Residential Map Amendment**.

I would like to go on record that I **OPPOSE** the proposed change to a new zone called South Fidalgo Rural Residential (SF-RR) on the Comprehensive Plan and Zoning Districts map.

The notice mailed to me states the purpose of the zone is to "**maintain the existing rural character and lifestyles of the island**". A change to the plan and zone seems inconsistent with the stated purpose of maintaining what we experience now. By definition, it's a change, and one that is more restrictive, thereby leading to a change in the character of the area.

I favor maintaining just what is in place now, which includes limited mixed use, some conditional, some outright. The proposed change would make some existing uses non conforming uses, which means over time, they can not grow and when closed can't reopen or be relocated in the affected area.

I am hopeful the Planning Commission will *maintain* what we have now and defeat this proposal.

Sincerely,

Darby Darrow
3874 Sharpe Rd
Anacortes, WA 98221

From: Sarah Davies
To: [PDS comments](#)
Subject: 2018 Docket of Proposed Policy, Code and Map amendments
Date: Tuesday, August 14, 2018 8:20:09 AM

Board of Commissioners,

RE: PL17-0414: Quaker Cove Ministries

I support the proposal to add pre-existing camps to the current Rural Intermediate zoning.

My daughter has attended programs at this facility and enjoyed it very much.

Please consider allowing their request.

Thank you!

Sarah Davies
davies.sarah82@yahoo.com
905 35th St
Anacortes , Washington 98221

From: Hannah Davis
To: [PDS comments](#)
Subject: 2018 Docket of Proposed Policy, Code and Map amendments
Date: Thursday, August 30, 2018 4:49:57 PM

Board of Commissioners,

RE: PL17-0414: Quaker Cove Ministries

I support the proposal to add pre-existing camps to the current Rural Intermediate zoning.

Hannah Davis
hjoythanks@gmail.com
5609 Rosario Way
Anacortes, Washington 98221

From: Laura DeBruler
To: [PDS comments](#)
Subject: 2018 Docket of Proposed Policy, Code and Map amendments
Date: Wednesday, August 15, 2018 12:01:57 PM

Board of Commissioners,

RE: PL17-0414: Quaker Cove Ministries

I support the proposal to add pre-existing camps to the current Rural Intermediate zoning.

Laura DeBruler
lauradebruler0@gmail.com
24235 229th AVE SE
Maple Valley , Washington 98038

From: Suzanna Dentel
To: [PDS comments](#)
Subject: 2018 Docket Item P-12: The South Fidalgo Island Rural Residential Map Amendment
Date: Thursday, August 30, 2018 11:33:48 AM

Commissioners,

I support SF-RR #4 as the acceptable choice for our community, and I request you leave the “lot coverage limitations for Major Public Uses” at the present 25,000 sq. feet. Adding the recent request for an exception is improper. If the increased size request is still desired in the future, the parties may ask for it in the 2019 comp plan amendment hearings as would be appropriate to the community planning process.

As a property owner living for over 25 years on South Fidalgo, please count me in favor of Option #4: The Comprehensive Plan and Land Use / Zoning map would be amended per Option 3, with additional options to include or exclude the following:

- Proposal to restrict density bonuses for CaRDs, except where public water is available;
- Proposal to remove the lot coverage limitations for Major Public Uses; and
- Proposal to remove the following Special and Hearing Examiner uses from the SF-RR (16 exclusions as listed).

As you are aware, special use permit requests often create conflict - between neighbors, between neighborhoods and the Planning Department and with the Planning Commissioners and County Commissioners. By being proactive we hope to reduce conflicts by clearly stating commercial and industrial uses not compatible with the rural character of our area.

P-12 zone change prevents Commercial/Industrial applications on South Fidalgo and does not change home based business, personal use or existing business and maintains rural character as per the GMA.

The amendment process and community request has been a multi-year process with many starts and stops. The Commissioners and Planning Department recommended the Zone Change 3 years ago in a Fidalgo Community meeting as the way to solve the issues and save the cost for the County of a Sub Area Plan. It appears the planning commission has often been willing to discount the voice of the majority of community members.

In support of SF-RR #4 we have organized, appeared at public meetings again and again, even after showing up in mass and having a meeting cancelled on the spot. We have collected signatures and presented them (**In winter of 2018, we gathered 350 signatures and previous mailers have indicated the same majority support**). We have come back after our requests have been discounted and passed off to the following year. It's often been a tiring and frustrating process that shines a light on the question of neutrality and support of citizen participation so sorely needed to keep our communities active and engaged. Why did we keep coming back? We love our quiet, special community and are willing to put the work into preserving it's rural character.

I'm hoping the planning commission will recognize and represent the majority of South Fidalgo citizens and pass SF-RR #4 as noted above with the lot coverage limitations for Major Public Uses at the present 25,000 sq. feet.

Thank you for your consideration, Suzanna Dentel

Suzanna Dentel
4319 Ginnett Road
Anacortes, WA 98221
[360.299.0977](tel:360.299.0977)
Suzdentel@gmail.com

From: [Lori Anderson](#)
To: [Stacie Pratschner](#); [Kathy Jewell](#)
Subject: FW: PDS Comments
Date: Thursday, August 30, 2018 3:17:41 PM

From dept email... I am not sure these were forwarded.. they were already opened when I checked.

From: website@co.skagit.wa.us <website@co.skagit.wa.us>
Sent: Wednesday, August 22, 2018 1:10 PM
To: Planning & Development Services <planning@co.skagit.wa.us>
Subject: PDS Comments

Name : William and Holly Dietrich
Address : 11660 Marine Drive
City : Anacortes
State : WA
Zip : 98221
email : williamadietrich@gmail.com
Phone : 360-202-2882

PermitProposal : p-12: South Fidalgo Island Rural

Comments : We support the proposed South Fidalgo Rural Residential zone as an improvement in zoning to sustain the rural character of south Fidalgo Island. It appears to a common sense approach to prohibiting commercial activities that would adversely affect housing values. We also oppose CARD developments, believing such concentrations of housing are better placed in less rural zones.

We also question the need for the Samish Tribe to exceed the 25,000 sf limit on a new tribal center, given that the tribe itself says almost all that space would be vacant except for a few times a year. Wouldn't it make more sense to provide tribal membership meeting place in the proposed casino, where it could also be rented to other groups?

We ask the Planning Department, Planning Commission, and County Commissioners to use common sense in ensuring that the beautiful character of south Fidalgo be preserved, and not sacrificed to a minority of land owners who put price above eternal value.

From Host Address: 73.225.23.3

Date and time received: 8/22/2018 1:05:14 PM

From: [Lori Anderson](#)
To: [Stacie Pratschner](#); [Kathy Jewell](#)
Subject: FW: PDS Comments
Date: Thursday, August 30, 2018 3:17:41 PM

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Name : William and Holly Dietrich
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City : Anacortes
State : WA
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email : williamadietrich@gmail.com
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Date and time received: 8/22/2018 1:05:14 PM

From: [Lori Anderson](#)
To: [Kathy Jewell](#); [Stacie Pratschner](#)
Subject: FW: PDS Comments
Date: Thursday, August 30, 2018 3:31:14 PM

From dept email

From: website@co.skagit.wa.us <website@co.skagit.wa.us>
Sent: Tuesday, August 21, 2018 10:35 AM
To: Planning & Development Services <planning@co.skagit.wa.us>
Subject: PDS Comments

Name : Linda Dobbs
Address : 13136 Sunset Ln
City : Anacortes
State : WA
Zip : 98221-8527
email : lraedobbs@outlook.com
Phone : 3602938883

PermitProposal : P-12: south Fidalgo island rural residential map amendment

Comments : I strongly support the P-12 rezone proposal. I think that for many people this proposal is not clearly understood. The Planning and Development Services notice sent out was not clear in what the P-12 rezone would do. Most people want to preserve the rural character of South fidalgo and this is the intent of the rezone proposal.

From Host Address: 24.22.254.43

Date and time received: 8/21/2018 10:34:26 AM

From: Fallan Doddridge
To: [PDS comments](#)
Subject: Comments on proposed "2018 Docket Item P-12: The South Fidalgo Island Rural Residential Map Amendment"
Date: Saturday, August 18, 2018 7:47:17 PM

To whom it may concern,

I am writing to express my opposition to the proposed zone changes to southern Fidalgo Island. I moved to Northern Washington, specifically Fidalgo Island, because of the rural atmosphere we have grown to love in this area. While the petitioners state their objective is to preserve the rural character, they are also taking away property rights to do some of the things that we currently enjoy on rural reserve land. I am sure you can understand my frustration that less than a year after moving here we find out there is a plan to make these ridiculous changes. The most startling fact for me is that the changes proposed have absolutely no research or studies cited as a basis for the changes. Taking away the rights of property owners, for no apparent reason, is not something I can support.

It is my understanding that one of the changes that is being proposed, involves the restriction of new homes being built on lots under 10 acres. One of the reasons we moved to Fidalgo Island, is because we want our children to grow up closer to my parents. We had entertained the idea of making our home on their property on southern Fidalgo, but with these changes that would no longer be an option, despite the fact that they have more than enough room for us. As our family grows, if this proposal is approved, we will have no other choice but to leave the area, as property on South Fidalgo is already incredibly expensive.

It is my sincere hope that you will reconsider these changes and we can continue to enjoy our lives here in south Fidalgo.

Thank you for your time,

Fallan Heppner
[13700 Islewood Drive](#)
[Anacortes, WA 98221](#)

Sent from my iPhone

From: Mark Doddridge
To: [PDS comments](#)
Subject: Letter in opposition of P-12
Date: Friday, August 31, 2018 10:27:53 AM

Mark Doddridge, 13700 Islewood Dr, Anacortes 98221
I'm opposed to P-12
I support option 1

I currently use my farm for several of the uses being banned in the proposal, others I am considering doing on my farm one day. I would at least like the option of using my property as i see fit.

Some of the proposed banned uses dont even make sense, literally all of them are not a problem right now. I keep a few chickens for eggs, a pair of goats for milk and weeding, and 4 dogs. I cant see what banning a dog kennel would do for anyone, it certainly isn't hurting anyone.

The uses being banned are not causing any problems to anyone right now and it would severely limit the use of my property.

Sincerely,

Mark Doddridge

From: Pam Doddridge
To: [PDS comments](#)
Subject: 2018 Docket of Proposed Policy, Code and Map amendments
Date: Tuesday, August 14, 2018 4:37:56 PM

Board of Commissioners,

RE: PL17-0414: Quaker Cove Ministries

I support the proposal to add pre-existing camps to the current Rural Intermediate zoning.

Please allow the new zoning for Quaker Cover, they do great work and an update to the cabins is essential. As a grandmother of a child with special needs, I see a real need for camps such as this.

Thank you,

Pam Doddridge

Pam Doddridge
pam.doddridge@gmail.com
13562 Islewood Dr
Anacortes, Washington 98221

From: Pam Doddridge
To: [PDS comments](#)
Cc: tmoser@advocateslg.com
Subject: 2018 Docket of Proposed Policy, code, and map amendments
Date: Sunday, August 26, 2018 8:44:19 PM
Attachments: [P-12.docx](#)

No on P-12, option one requested.

Sent from my iPad

August 26, 2018

County of Skagit
County Commissioners
Planning Commissioners

Subj: 2018 Docket Item P-12: The South Fidalgo Island Rural Residential Map Amendment

I am writing to voice my strong opposition to P-12; known as the South Fidalgo Island Rural Residential Map Amendment. I fail to see any evidence put forth that the current zoning is not working or that it needs to be changed. I would ask that the Commissioners choose **Option 1, the NO ACTION ALTERNATIVE.**

P-12 takes away the property rights of a small group of landowners in the name of preserving the rural character. At the same time the items they want to limit strips land owners of traditional rural uses. Some of the reasons myself and others moved to live outside of the city limits were to enjoy the things that having land allows us to do. Taking away these rights, and doing so for no reason, sounds punitive.

We are unsure why the county has continued to pursue this proposal. When we found out about this proposal last spring, wrote letters, attended meetings and saw the result being that the planning commissioners said no by a margin of 7 to 2 last spring, we thought this was over. I realize now that we were naïve.

One of the things that struck me when I read the staff's proposal of P-12 for this years docket is the inclusion of protecting the aquifer. This is a change from the previous wording without any study being performed to verify that there is a need to protect the aquifer. My property currently uses well water and we also put water back into the aquifer in the form of irrigation that we do from our small lake. The Staff Report states that water availability is a reason that we should create this new zone, but again there has been no new studies to show that there is a lack of water on Fidalgo Island or that it is a sole source aquifer. Currently most of the residents of Fidalgo Island use the City of Anacortes water which comes out of the Skagit River. There is no mention in the staff report that those on city water are actually adding to the aquifer. The staff report also states that the community wants this; I live in this community and I don't want this and other than the original petitioner and a small group I have not spoken to anyone else that wants the zoning to change.

I know the commissions have looked at the map and I wonder if they like myself have wondered why it is a patchwork, there is no continuity to the boundaries and they seem a bit arbitrary. Why are these limitations being applied to rural reserve but not our neighbors in rural intermediate. This appears to me to be another effort at spot zoning for the convenience of a small group.

I believe that the justification for this new zoning comes from a small group that has decided that they are the only stewards of Fidalgo Island and “they know best”. They fight every permit that goes to the county and this change would mean they would not have to keep their diligent watch on what their neighbors might or might not be doing with their own property. They can sit on their coastal land secure in the knowledge that they have controlled what their inland neighbors are doing.

The idea of banning kennels bothers me on two levels. One, I want to breed and show dogs and what is wrong with having a kennel in the area? Two, I currently have four dogs and it would be nice when I go out of town to have a kennel nearby to keep them at, same for an animal clinic, how does having an animal clinic in the area change the rural character? Who doesn't think of a rural area and the animals that are associated with farming.

A Display garden is another thing I truly have a problem with, what is wrong with a display garden, and how is a display garden not part of rural character? Who gets to determine what is a display garden and what is not. I have a friend with an amazing garden, vegetable and floral; she shares vegetables from her garden with myself and others in the area. It is absolutely stunning and something I look forward to seeing every spring and summer. I have gardens that I maintain as well.

As for the ATVs, in the staff report it mentions that the new zoning is not for getting rid of an individuals right to ride their ATVs on their property, but honestly it is very vaguely written. It says that I and my family can use the ATVs on the property. Does that mean that if I have friends staying, they cannot? We have a guest house and often have friends, family and business associates come and stay at the property, they are encouraged to ride the ATVs, we have a trail that goes completely around the property, offering views of Mt Erie as well as a trail that goes up into the forest, we've cleared this space out and even have benches along the way for people to stop and enjoy the views.

Removing the CaRD density bonus except where the water is from a public water source, again I ask where are the studies showing that there is a water problem on Fidalgo Island. When limited to one house per 10 acres the CaRD can actually help in planning for retirement, allowing a parent to stay in their own home with a family member close by. The planning department wants the same approach that is currently applied to Guemes Island which is a completely different type of island. There has been no study that suggests that Fidalgo is a single source aquifer let alone that there is a water shortage on Fidalgo Island. This is just a scare tactic by the original petitions. We would like to build another house on our property for our kids to move into and with the new zoning this would not be allowed.

We have had property on Fidalgo for years and when we decided to move up here permanently and look for a permanent home, we chose rural reserve property. We looked on the coast and in the city and we wanted what the rural reserve offered as a family. I don't believe there is a problem that needs to be fixed on South Fidalgo.

I appreciate you taking your time to read my opposition and hope that the county takes into account what all the residents in the area want, not just a few that have been in their ear for a long time.

Sincerely,

Pam Doddridge
13562 Islewood Dr
Anacortes, WA 98221

From: Pam Doddridge
To: [PDS comments](#)
Subject: 2018 Docket Item P-12: The South Fidalgo Island Rural Residential Map Amendment
Date: Tuesday, August 28, 2018 4:25:48 PM

August 26, 2018

County of Skagit
County Commissioners
Planning Commissioners

Subj: 2018 Docket Item P-12: The South Fidalgo Island Rural Residential Map Amendment

I am writing to voice my strong opposition to P-12; known as the South Fidalgo Island Rural Residential Map Amendment. I fail to see any evidence put forth that the current zoning is not working or that it needs to be changed. I would ask that the Commissioners choose **Option 1, the NO ACTION ALTERNATIVE.**

P-12 takes away the property rights of a small group of landowners in the name of preserving the rural character. At the same time the items they want to limit strips land owners of traditional rural uses. Some of the reasons myself and others moved to live outside of the city limits were to enjoy the things that having land allows us to do. Taking away these rights, and doing so for no reason, sounds punitive.

We are unsure why the county has continued to pursue this proposal. When we found out about this proposal last spring, wrote letters, attended meetings and saw the result being that the planning commissioners said no by a margin of 7 to 2, we thought this was over. I realize now that we were naïve.

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arbitrary. Why are these limitations being applied to rural reserve but not our neighbors in rural intermediate? This appears to me to be another effort at spot zoning for the convenience of a small group.

I believe that the justification for this new zoning comes from a small group that has decided that they are the only stewards of Fidalgo Island and “they know best”. They fight every permit that goes to the county and this change would mean they would not have to keep their diligent watch on what their neighbors might or might not be doing with their own property. They can sit on their coastal land secure in the knowledge that they have controlled what their inland neighbors are doing.

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When limited to one house per 10 acres the CaRD can actually help in planning for retirement, allowing a parent to stay in their own home with a family member close by. The planning department wants the same approach that is currently applied to Guemes Island which is a completely different type of island. There has been no study that suggests that Fidalgo is a single source aquifer let alone that there is a water shortage on Fidalgo Island.

This is just a scare tactic by the original petitions. We would like to build another house on our property for our kids to move into and with the new zoning this would not be allowed.

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I appreciate you taking your time to read my opposition and hope that the county takes into account what all the residents in the area want, not just a few that have been in their ear for a long time.

Sincerely,
Pam Doddridge
13562 Islewood Dr
Anacortes, WA 98221

From: bill.doddridgegwdx@gmail.com
To: [PDS comments](#)
Cc: tmoser@advocateslg.com; pam.doddridge@gmail.com
Subject: 2018 Docket Item P-12: The South Fidalgo Island Rural Residential Map Amendment
Date: Friday, August 31, 2018 5:15:58 AM

William Doddridge 13562 Islewood Dr, Anacortes 98221

I'm opposed to P-12

I support option 1

Everyone that bought property in RR understood the zoning

The Rosario Beach group has posted this is just the beginning, if zoning is changed, will come back to continue to limit most uses.

RR zoning not as easily changed, protecting owners rights better...some of the objected uses could be amended in the current zoning for the larger area.

I see no issues with some of the proposed banned uses.

What's wrong with kennels or camp grounds. Scimitar and our property have been used or considered for camps that wouldn't bother anyone.

Cemeteries would create more park like use...don't see big issue.

The uses being band are either impractical or being exaggerated.

This group of older member proponents are against pretty much against any use of property by their owners, are taking away the future for the children who live there..

Thank you,
William S Doddridge

Sent from my iPad

From: Devon Donahue
To: [PDS comments](#)
Subject: 2018 Docket of Proposed Policy, Code and Map amendments
Date: Monday, August 20, 2018 11:27:09 PM

Board of Commissioners,

RE: PL17-0414: Quaker Cove Ministries

My time working and volunteering at Quaker Cove during two consecutive summers has allowed me to witness first hand the excellent stewardship of Liz and Karl Seume. They are passionate about and sincerely devoted to the improvement and betterment of the camp, yet are also prudent in their efforts. I know their interest is the best interest of the community, and I fully trust their decisions in taking care of Quaker Cove.

I support the proposal to add pre-existing camps to the current Rural Intermediate zoning.

Sincerely,

Devon T Donahue

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

From: Terry Dorn
To: [PDS comments](#)
Subject: 2018 Docket Item P-12
Date: Monday, August 6, 2018 11:00:29 AM

I am against the proposed change in zoning on Sough Fidalgo Island. This change will take away some of my property rights without due compensation. Regardless of what the law says, it is unfair.

Furthermore, the change does not take into consideration the impact it will have on the future lifestyle of current and new residence of Fidalgo Island. It is a clear fact that the Island is growing at a rate that is faster than most places in the State. This is because of many factors including not only the clean, healthy environment but also the many quality community service (Hospital, Medical, Schools, Police and Fire Protection). We have an obligation to make room for these newcomers without too many restrictions, This zoning change will add to the already overly restrictive property ownership rights in the South Fidalgo Island neighborhood.

Respectfully Submitted,

Terry & Leslie Dorn
Owner: 14296 Rosario Road
Anacortes, WA
P-19508

From: Tonja Dunton
To: [PDS comments](#); [Commissioners](#); [Jason Dunton](#)
Subject: Comments on proposed "2018 Docket Item P-13: The South Fidalgo Island Rural"
Date: Monday, August 20, 2018 5:30:00 PM

We are local residents in Anacortes, we have lived here our whole lives. We are very much opposed to this zoning change. We urge you as County Commissioners to properly represent us and select OPTION 1 (No action alternative); The Comprehensive Plan, Land Use/Zoning map, and development code would remain the same.

Respectfully yours,
Jason & Tonja Dunton
Sent from my iPhone

From: John Enga
To: [PDS comments](#); [Commissioners](#)
Subject: Comments on proposed "2018 Docket Item P-12: The South Fidalgo Island Rural Residential Map Amendment"
Date: Tuesday, August 21, 2018 1:50:24 PM

Comments on proposed "2018 Docket Item P-12: The South Fidalgo Island Rural Residential Map Amendment"

Dear Commission on P-12,

I am in favor of **OPTION #1, No Action Alternative.**

My family and I moved onto our land on south Fidalgo over five years ago to start and Organic Berry farm and Winery/Cidery. Right from the beginning we had to make sure we were buying land in an area that supported the uses we had in mind for our land. Before the sale was final we had to sign a document notifying us that the property we were purchasing was inside the Skagit Agricultural Corridor, and that we could be subject to a long list of activities and conditions. Conditions related to agriculture... i.e., activity 24 hours a day, animal smells and sounds, dust, bugs, machinery noise, and a long list of other bothersome conditions. This list looked like a list of permissions for the farming I was setting up to do.

It has taken countless hours over the last five years to construct the infrastructure and begin the crop establishment on the land. Plans are drawn up for the winery building and tasting room as well as a supplemental greenhouse, for cucumbers and tomatoes destined to small local markets, to diversify the revenue streams for the farm.

This continues to be a "Family" adventure, hoping one of our children will choose to take it on when we age out being useful on the farm.

All these dreams and hard work are in direct jeopardy from this proposal. It threatens the very essence of what we are choosing to create: FARM BASED PRODUCTS. I was also recently made aware that the Proposed greenhouse would also be a violation of the new proposal.

This proposal uses the term "to preserve rural character" ... isn't farming part of rural character? Isn't passing on the family farm to the next generation part of Rural Character? Aren't property rights, part of the America that was founded by people wanting to direct and control their own destiny free of unreasonable controls from the "Church of England" and the Monarchy? I believe all three are things this country is founded on.

We will not stand by and watch quietly as a small group, Most of whom are not residents of the area they are attempting to "Spot Zone", restrict our property rights, without reasonable backing from science or current policy research being conducted on a state-wide level. Or even resembling the current definition of rural character currently accepted by the State of Washington.

As a voter, Taxpayer, Farmer and Father, I urge you to vote no on this attack on our property rights.

Regards,

John Enga

John Enga

Operations Manager

LiteAir Aviation Products Inc.

www.LiteAir.com

206-795-9771

From: John Enga
To: [PDS comments](#); [Commissioners](#)
Subject: Comments on proposed "2018 Docket Item P-12: The South Fidalgo Island Rural Residential Map Amendment"
Date: Tuesday, August 21, 2018 4:07:02 PM

Comments on proposed "2018 Docket Item P-12: The South Fidalgo Island Rural Residential Map Amendment"

Dear Commission on P-12,

I am in favor of **OPTION #1, No Action Alternative.**

My family and I moved onto our land on south Fidalgo over five years ago to start and Organic Berry farm and Winery/Cidery. Right from the beginning we had to make sure we were buying land in an area that supported the uses we had in mind for our land. Before the sale was final we had to sign a document notifying us that the property we were purchasing was inside the Skagit Agricultural Corridor, and that we could be subject to a long list of activities and conditions. Conditions related to agriculture... i.e., activity 24 hours a day, animal smells and sounds, dust, bugs, machinery noise, and a long list of other bothersome conditions. This list looked like a list of permissions for the farming I was setting up to do.

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This continues to be a "Family" adventure, hoping one of our children will choose to take it on when we age out being useful on the farm.

All these dreams and hard work are in direct jeopardy from this proposal. It threatens the very essence of what we are choosing to create: FARM BASED PRODUCTS. I was also recently made aware that the Proposed greenhouse would also be a violation of the new proposal.

This proposal uses the term "to preserve rural character" ... isn't farming part of rural character? Isn't passing on the family farm to the next generation part of Rural Character? Aren't property rights, part of the America that was founded by people wanting to direct and control their own destiny free of unreasonable controls from the Monarchy? I believe all three are things this country was founded on.

We will not stand by and watch quietly as a small group restrict our property rights without reasonable backing from science, or current policy research being conducted on a state-wide level. does not even resemble the current definition of rural character currently accepted by the State of Washington. The majority of proponents are not even residents of the area they are attempting to "Spot Zone",

As a voter, Taxpayer, Farmer and Father, I urge you to vote no on this attack on our property rights.

Regards,

John Enga

4052 Thunder Lane
Anacortes, WA 98221

John Enga
Operations Manager
LiteAir Aviation Products Inc.
www.LiteAir.com
206-795-9771

From: Nicole Fawver
To: [PDS comments](#)
Subject: 2018 Docket of Proposed Policy, Code and Map amendments
Date: Wednesday, August 15, 2018 7:33:59 PM

Board of Commissioners,

RE: PL17-0414: Quaker Cove Ministries

I support the proposal to add pre-existing camps to the current Rural Intermediate zoning.

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

From: Olivia Fisher
To: [PDS comments](#)
Subject: 2018 Docket of Proposed Policy, Code and Map amendments
Date: Tuesday, August 14, 2018 6:52:34 AM

Board of Commissioners,

RE: PL17-0414: Quaker Cove Ministries

I support the proposal to add pre-existing camps to the current Rural Intermediate zoning.

Olivia Fisher
gardenfilly2@yahoo.com
6076 State Route 20
Anacortes, Washington 98221

FIRST CLASS

US POSTAGE
\$ 01.2



Mailed From 98273
01/29/2018
031A 0005181437

RECEIVED

AUG 31 2018

SKAGIT COUNTY
PDS

Skagit County
Planning & Development Services
1800 Continental Place
Mount Vernon, WA 98273-5625

TO: SKAGIT Co. PLANNING & DEV. SVCS
RE: PUBLIC COMMENTS ON
CPA 2018 DOCKET
REG PL 17-0414

First Class Mail
First Class Mail

FROM:

Mr. & Mrs. Joint
14793 Gibraltar Rd
Quacotee, Wa 98221

17 April 18.

TO: SKAGIT PLANNING & DEV. SVCS.
RE: PUBLIC COMMENTS ON CPA
2018 DOCKET
RE: PL17-0414

RECEIVED
AUG 31 2018
SKAGIT COUNTY
PDS

Quaker Cove Ministries:

We currently live across the street from Quaker Cove Retreat for thirteen years. For many of those years we have seen an increase of visitors to the Cove. Many visitors camping and enjoying the property. To my wife and I we thought that the property Quaker Cove Retreat was owned and operated by the Quaker faith, and the property was for the use by it's parishioners.

We have been informed that the people operating the property have no affiliation with the Quaker Church.

This year we were informed that the people operating the property want to expand its operations, with this in mind we feel this will bring more traffic to our quiet neighborhood.

That is why many of us who moved to Gibraltar Rd. bought homes; enjoy our beautiful, scenic and quiet neighborhood.

With the increase use of Quaker Cove Retreat we will see an increase of traffic on Gibraltar Rd. Noise from power generators, powering motor homes and R.V.'s. We have heard these sounds in the past, during the summer months. For a short time during the weekends, thinking it were parishioners using the property. So we put up with it.

Now, with the new plans to expand the operations of the property, we feel our nighttime silence will be destroyed.

We do not want Quaker Cove Ministry to expand its operations.

Option #2 (Planning Com. alternative. The planning Commission may direct the Dept. to consider other alternatives and conduct additional research.

Robert H. Folt

Madeline B. Folt

17 April 2018.

FIRST CLASS

US POSTAGE
\$ 01.2



Mailed From 98273
01/29/2018
031A 0005181437

RECEIVED

AUG 31 2018

SKAGIT COUNTY
PDS

Skagit County
Planning & Development Services
1800 Continental Place
Mount Vernon, WA 98273-5625

TO: SKAGIT Co. PLANNING & DEV. SVCS
RE: PUBLIC COMMENTS ON
CPA 2018 DOCKET
REG PL 17-0414

First Class Mail
First Class Mail

RECEIVED

AUG 31 2018

SKAGIT COUNTY
PDS

Skagit County Planning & Development Services
Re: Public Comments on CPA 2018 Docket
1800 Continental Place
Mount Vernon, WA 98273

From: Art Fournier
14785 Gibraltar Rd.
Anacortes, WA 98221
Proposal: Quaker Cove PL17-0414
Representing: Gibraltar Rd. Neighborhood
35 signatures and addresses

What was going on July 1, 1990 at Quaker Cove?

Use: Quaker Church family retreat

Frequency: Twice or three times a year until 2010

Occupancy: Around 50 occupants. See Exhibit #1 ~~6~~ #7

Buildings: 8 family owned Cabins, 4 multipurpose, Chapel and dining hall.

Condition: Abandoned in disrepair from 1970 until 2005

Land Use Designation:

The Quakers encapsulated the 1930's dedication in the original sign that read:
"Quaker Cove Retreat". Because of the activities, the meaning of Retreat was Church or Meeting place for prayer, song and fellowship. This is the only document that shows the use of the property in writing.

Change of Land Use Designation:

Early in 2017, the new QC directors and agents for the Anacortes Christian Church advertised their new practices by installing a new sign that reads: "Quaker Cove Camps and Retreats." (The sign implies highly intensive business use and commercial venture.)

Rezoning: In July of 2017, the new QC directors applied for an SRT. (Small Recreation & Tourism Rezone)

Public Meeting: In December of 2017, The Gibraltar Rd. Neighborhood notified the County Commissioners opposing the Rezone and listing the Quaker Cove activities beyond the non-conforming Use. (See Exhibit #4)

Amendment notification: Around April 2018, the County notified some neighbors that the ACC/Quaker Cove had withdrawn their application in favor of a Code Amendment.

What is the problem with the SCC.14.16.300 Rural intermediate Amendment?

The boundaries of the non-conforming use need to be clearly defined. The use of the buildings and other areas, building dimensions, established and maximum occupancies, days and hours of operation need to be determined in order to establish a benchmark.

The benchmark is needed for any Land use decisions and coordinated with the sub-area plan for South Fidalgo Island instead of Spot Zoning.

Prior to 1990, the facilities were not rented to public groups except occasionally. The four multipurpose cabins were built for the parishioners who did not own a dwelling. Quaker activities that took place did not conflict with the neighborhood because they were parishioners or work crews for refurbishing buildings. This goes in line with the Quaker Cove Corp. purpose that reads:

“Religious instruction and dissemination education endeavor and social contact. This is not a Stock Co. or Corporation, not one formed for profit or gainful purpose. For members in good standing in the Society of Friends Private Venture.”

However, the change in the attendance by Church outsiders, practicing recreation and tourism to the level of an amusement park and operating for profit are definitely changes in land use designation that require a separate process.

Early in 2017, the QC operators proceeded to push the limits established by the Quakers for decades without consulting the county or the neighborhood.

All of the activities listed on page 2 of the Rezone application are the new (2017) non-conforming activities with the exception of 2 Quaker Cove Retreats. (Exhibit #5).

The practice of these new activities has been an attempt to change the zoning as indicated on item 6 of page 2 of the SEPA checklist. (Exhibit #6).

The non-conforming use designation is already a variance from the RI designation. Making a change to the non-conforming use is an additional variance to an already existing deviation from the zoning. There may be two separate zoning processes that require adjacent property owners' approval.

During the Year 2017 and the last two months of 2018, the performance of the QC has demonstrated how disruptive and incompatible the new activities can be to the peace and tranquility of the neighborhood. See (Exhibit #2).

The non-permitted change in the land use designation of the property and its abandonment are highly questionable including sudden rush to activities beyond the already non-conforming use.

On page 2 of the SEPA checklist (Exhibit #5), the applicant states: "We (the QC) believe that the property was overlooked and should have been recognized as a camp when the original zoning took place." This means that the original designation does not designate it as a camp because it was not.

The only place that the Land Use designation can be found in writing is on the old sign. It reads: "Quaker Cove Retreat."

For all the already visited reasons, the neighborhood is requesting the study and actual field verification of the above issues and the new QC operations. These are the environmental impacts on the neighborhood, increased traffic, business intensity and frequency, noise and disturbance control, tenant outdoor etiquette. Days and hours of operation need to be established in writing.

The most important assets cherished by the Gibraltar Road neighborhood are: Safety, peace, quiet and harmony with the environment. It is to this end that they have invested their energies, hard earned money and stability. The Quakers understood the balance. We do not want to think that the trust we had with them will be broken by someone else's actions.

Puget Sound Friends Camps 2008



<p>Women's Retreat April 18-20 Camp McCullough Covington, WA</p> <p>~</p> <p>Family Camp May 23-26 Quaker Cove Camp Anacortes, WA</p> <p>~</p> <p>Work Camp June 27-29 Quaker Cove Camp Anacortes, WA</p> <p>~</p> <p>Youth Camp August 10-15 Quaker Cove Camp Anacortes, WA</p> <p>~</p> <p>Kid's Camp August 10-15 Quaker Cove Camp Anacortes, WA</p>
--

Quaker Cove Camp
14964 Gibraltar Rd
Anacortes, WA

During Camp :
(360) 293-8504

- Take I-5 North to exit 230.
- Go west on Highway 20 for 13 miles.
- Turn left at West Highway 20—to Oak Harbor, Port Townsend Ferry.
- Go 1/3 mile and turn left on Gibraltar Rd.
- Go 1.7 miles and turn right at the Quaker Cove Retreat sign.

Camp McCullough
20665 SE 264th St
Covington, WA

(425) 432-9470

- Take highway 167 to Kent, WA
- Go east on highway 516
- Turn left onto 204th Ave SE
- Turn right onto 264th St
- Camp is at 20665 SE 264th St



2008 Quaker Cove Youth Registration

Name _____

Address _____

Phone _____ Alternate _____

E-mail address _____

Grade next fall _____ Birthdate _____

Home Church _____

Parent/Guardian _____

Emergency Contact _____

Please list "special needs" _____

Allergies, Medication _____

Last Tetanus Shot _____

Special Diet _____

Activity Restrictions _____

Medical Insurance Co _____

Insurance Policy # _____

In case of illness or injury, after every reasonable effort has been made to contact the parent or guardian, I hereby authorize a Quaker Cove Staff Member to sign in my stead for necessary medical treatment.

Parent/Guardian Signature _____

I understand that my participation in Camp is dependent on my behavior. If my behavior becomes an issue, if I cause a disruption to camp, or endanger my life or others, I understand that the Camp Director has the ability to send me home at my parents expense and inconvenience. I agree to follow all rules and direction from staff. I also understand that if I am dismissed from camp I must have the director's permission to return another year.

Camper Signature _____

Mail check for \$25 made out to the Puget Sound Camp Board:

- Youth Camp** East Hill Friends Church
22600 116th Ave SE
Kent, WA 98031
- Kid's Camp** Mrs. Gerry Sugden
37608 43rd Ave S
Auburn, WA 98001

EXHIBIT NO. 2

CALCULATIONS FOR DISTURBANCE/DISRUPTION FACTOR = DDF

DDF= length of time x frequency x noise level

Non-conforming DDF around years 2000-2008

Years 2000/2008 noise level = 1

Year 2008 DDF= 3 weeks/year x 7 days/week x 2 times/day x 1

Year 2008 DDF=42/year

(NEW) Non-conforming DDF around 2017

Year 2017 noise level = 8

Year 2017 DDF = 26 weeks/year x 7 days/week x 3 times/day x 8

Year 2017 DDF = 4368/year

The new venues brought by the New Directors at the Quaker Cove have multiplied the number of activity days in a six month period of time and the number of shifts in a day.

The new disturbance/disruption factor has increased by 104 times = 4368/42.

The sensitivity level to the surrounding areas has decreased to 1% = 1/104. This indicates that the sensitivity level is almost zero.

Quaker Cove
14694 Gibraltar rd.
Anacortes, WA 98221
(360) 899-8269

Prepared by:
Elizabeth Seume, Camp Director

March 6, 2017

RECEIVED

JUL 28 2017

SKAGIT COUNTY PDS SOP



Lots of Quaker Cove

→ case # assigned to this parcel #

Lots owned by Quaker Cove: P20408, P20423, P68160, P68161, P68162, P68163, P68167, P68169, P68170, P68171, P68172, P68173, P68174, P68175, P68178, P68179, P68180, P68182, P68183, P68184, P68185, P68186, P73564, P73565, P73566, P73574, P73600, P73603

Lots used by Quaker Cove, but privately owned: P68166, P68168, P68181

History of Property use to Current Day

Quaker Cove began in 1930, when a search group was formed, from the Friends (Quaker) Meeting in Seattle, to find a conference site. The search group found the property in 1930, and immediately began holding conferences. It was the clear intention to use and develop the land as a conference site as seen in the 1930 dedication of the camp below:

DEDICATION

"To the glory of God, our Father, by whose favor we have been able to secure this conference site; to the honor of Jesus, the Christ, the Son of the living God, our Lord and Saviour; to the praise of the Holy Spirit, source of light and life; We dedicate these grounds...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 youth; for the training of conscience; for aggression against evil...For the development of body, mind and spirit, under the blessing of our Lord and Saviour...As a tribute of gratitude, of love and devotion from those who have tasted the cup of thy salvation, and experienced the riches of thy grace; we thy people, now consecrating ourselves anew, dedicate these grounds with beach and Bay in the name of the Father, and of the Son, and of the Holy Spirit. Amen.
(emphasis added)"

*

The camp has been used, every year since, for these same purposes. This is also echoed repeatedly through its articles of incorporation over the years of the existence of the camp (the earliest copy we have at hand is from 1948, although the Corporation existed long before. "Quaker Cove Corporation" can be seen on the first purchase deeds for the land where the camp currently exists.)

Later, in the 50's, the land was divided into parceled lots, some leased and some sold to individual churches and families in churches to spur development for the camp (the lessees and owners of lots would build on those lots and the camp would use the money raised to develop communal buildings for the camp.) The private parcel lessees and owners developed cabins on their lots with the understanding that the lots and private housing were still part of the camp and would be used for the church when retreats and other events took place and more housing was needed. The privately-owned parcels

EXHIBIT #4

To: Skagit County Commissioners

From: Gibraltar Road Neighborhood

Re: Quaker Cove Retreat Rezone (P17-0414)

Date: December 2017

We, the undersigned, are opposed to the New Quaker Cove Retreat rezone application for small recreation and tourism use.

In the meantime, we are bringing to your attention the activities that have been taking place. These constitute uses beyond the pre-existing Church Family Retreat use as listed below:

1. East and South fields filled with RV's.
2. RV's use of air conditioning equipment and generators.
3. Generators use throughout the night.
4. Driving in and out of fields crossing Gibraltar Road constantly even though a safety underground passage exists.
5. High occupancy and excessive number of outsiders has brought increased traffic to the level of a commercial venture,
6. Daily use of the property facilities during spring and summer causes daily disturbance.
7. The activities that are offered to the public consist of screaming and yelling in three shifts a day beginning at 8:30 in the morning thru 10:30 at night.
8. Excessive number of people in the fields and surrounding areas at all times.
9. Use of moon ride equipment for toddler babysitting days including weekends.
10. The change from a peaceful Church Retreat to daily rental use of the property has converted the Retreat into an income producing real estate under charitable organization umbrellas.
11. Most visitors have no regard for this property's dedication to be for worship in song and prayer.
12. Band practices in cabins and movie screens outside are night summer activities.
13. The Quaker Cove Retreat is being used as a Motel and Bed and Breakfast. The dining hall is the restaurant. It is listed thru the internet.

Re-Zoning of Quaker Cove

continued to remain as part of the Quaker Cove Corporation and they participated in the management of the camp and paid dues. This was a very common arrangement in the development of other church camps of the same era. Most of these private owners have, at this point, donated or sold the parcels back to the camp. The three lots that are still privately owned and remain as part of the camp are used by the camp throughout the year and shared by the private owners.

Our own programs include (Currently):

Quaker Cove Day Camp – two weeks of day time camp for children ages K-6 from the local area. Kids are outside most their time at the camp. They adventure and participate in activities that build confidence and skills. They learn about nature, get their hands dirty and laugh with fun young adult counselors who help them grow in character.

Quaker Cove Family Camp – A long held tradition at Quaker Cove. Families and singles come together to build community from the Puget Sound Area Friends Churches. Families are strengthened through group activities, worship, play and chapel services.

Amplify Camp – A camp for middle school students, where Quaker Cove partners with Anacortes Christian Church, to help them grow and learn to face the tough things they are beginning to encounter at this age. There is a focus for them to enjoy nature and be away from the distraction of electronics and media.

Serve Retreats – Groups come to the camp to volunteer around the grounds, doing basic work like landscaping and painting. In their free-time these groups enjoy the amenities of the camp, and meet and worship together.

Open House – We offer an open day to the public where families can come and enjoy the property and get to know the camp. There is play on the beach, tours of the grounds, s'more making, face-painting, games and free food.

In development – We are working on seasonal cooking courses (teaching how to cook from your garden or with fresh local produce) to offer to the community. We have a few seasonal events we would also like to implement in the future which would focus on bringing the community and families together, for example an outdoor worship service for all churches in the area or building gingerbread houses for kids and families in Anacortes.

Other groups using the camp: A variety of non-profits from near and far, covering many different themes and purposes. Recently, those groups include:

Anacortes Girl Scouts, NAS Whidbey Island Navigators, Friendly Waters for the World - Olympia, Snohomish CTK Church, Lydia Ministries - Anacortes, Seattle Academy of Sciences, Greenwood Tree Cooperative School – Mt. Vernon, Explorations Academy – Bellingham, Foothills Christian School – Mt. Vernon, Westminster Presbyterian Church – Anacortes, Arlington Lifeway Church, Bible Baptist Church – Oak Harbor, Sherwood Friends Church - Oregon, Greenleaf Friends Church - Idaho, Swedenborgian Church Seattle and several family conferences bringing families together from across the US to enjoy Fidalgo Island.

The footprint was built to accommodate the number of Quaker Church members on a need to use basis.

Proposal Description

Please answer all of the questions below that are applicable to your suggestion.

1. Describe your proposed amendment.

We would like for all the Quaker Cove Ministries owned parcels (P20408, P20423, P68160, P68161, P68162, P68163, P68167, P68169, P68170, P68171, P68172, P68173, P68174, P68175, P68178, P68179, P68180, P68182, P68183, P68184, P68185, P68186, P73564, P73565, P73566, P73574, P73600, P73603), including the 3 privately owned parcels (P68166, P68168, P68181) that are used as part of our camp, to be rezoned from Rural Intermediate to Small Scale Recreation and Tourism.

2. Describe the reasons your proposed amendment is needed or important.

Under the current zoning we are "pre-existing, non-conforming" use of the land and therefore not allowed to expand the footprint of existing buildings or build new ones that will be used as part of our camp, which has existed and operated since 1930. This makes it impossible for us to improve our facilities in much needed ways to keep our buildings and property safe for campers and guests and up to date (i.e. with restrooms, accessible, arranged to eliminate traffic hazards to campers). It prevents us from any growth in our capacity as a camp. For example, we can sleep 85 in beds, but our dining hall holds only 60 at most. Under current zoning we are not allowed to extend the footprint of this building to hold a capacity that works with the rest of our facilities.

3. Describe why existing Comprehensive Plan map designations should not continue to be in effect or why they no longer apply.

Our current zoning of Rural Intermediate, which seeks to "provide and protect land for residential living in a rural atmosphere" (SCC 14.16.300) has never accurately described the use of our property (that use pre-dates zoning and the comprehensive plan). Therefore, the zoning of Rural Intermediate should no longer apply. Our property has been used as a Christian camp and retreat center since 1930, and that use and intention has never changed or stopped. We believe that the property was overlooked and should have been recognized as a camp when the original zoning took place. We will continue to serve the community as a camp, as we are allowed and as we have since 1930, and therefore it is appropriate for us to have accurate zoning to properly and safely function as a camp.

4. Describe how the amendment complies with the Comprehensive Plan's community vision statements, goals, objectives, and policy directives.

We are an organization that helps preserve the high quality of life in Skagit County (. Our facilities are organized around the natural beauty of the land, and we seek to preserve and enhance that beauty by bringing people to interact with nature. We provide and host programs that help meet the social, cultural, educational and recreational needs of residents and their children as well as tourists. We do this through educational retreats, outdoor programs for kids, cultural programs, and hosting many non-profit groups like the girl scouts, local school co-ops, government organizations and schools.

We are part of the history and heritage of Skagit County, a resource to the community, and should be allowed to operate under the appropriate zoning that will enable us to fittingly preserve and cultivate both our presence in the community and our programs which serve the community and enhance tourism.

We are a Rural development and are of a scale and nature consistent and compatible with rural character and rural services, we provide job opportunities, recreation, and tourism that rely on the natural environment unique to the rural area.

5. Describe the impacts anticipated to be caused by the change, including geographic area affected and issues presented.

We do not anticipate any negative impact caused by the change. The change is mostly in the title or our zoning, as our property is already being used as a camp. We do not plan on extensively developing, changing the use of, or selling the property. Most of the wooded area will remain wooded for use with our outdoor programs (hiking, outdoor school, etc.) We plan on fixing existing buildings with some changes to floorplan, removing a few old buildings and replacing them with/adding a few much-needed newer buildings (indoor recreation area, nurses station, cabins with restrooms) which will add to camper experience and provide better safety.

6. Describe how adopted functional plans and Capital Facilities Plans support the change.

Our camp is already used as a small-scale recreation and tourism facility under our allowed "pre-existing status". Our functional plans and capital facilities plans serve to improve that use of the land and make our facilities safer, better organized, and more able to meet the needs of our guest groups today. The changes we have planned are the normal changes or upgrades that one would find natural to a property already under the SRT zoning. We do not need to make changes to conform to the new status of SRT as we already fit under the outlined characteristics of an SRT defined under SCC 14.16.130

Since 2016 spring.

EXHIBIT #7

QC prior to 7/1/1990

Use: Quaker Church Family Retreat

Tenant: Quaker Cove Churches

Frequency: Twice or three times/year until 2010

Occupancy: 50 occupants at the most

Facilities: Same

Noise level: 1

Upkeep: weekly/daily

Beach Use: 3 times/year/10 people

Traffic: 10 Cars/ 3 times/year

Hrs. of operation: 9am-5pm

Disturbance: None

Membership: Active Church parishioners

Members only

NO Advertising

QC starting 2017

Use: Recreation and Tourism

Tenants: 14 new organizations listed on App.Pg 2

Frequency: Daily use in a 4 month season

Occupancy: 85-100

Facilities: Same

Noise level: 10

Upkeep: Once or twice a year

Beach use: 16 weeks/1-100 people

Traffic: 25 cars/twice/day/daily

Hrs. of operation: 8am-10:30pm

Disturbance: High

Membership: None required

Open to the public

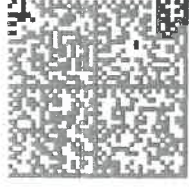
*Highly Marketed
Highly Advertised*

EXHIBIT #8

1. Let Curvers Gibraltar Rd.
2. Robert Bierach Gibraltar Rd.
3. Elwin Liske Gibraltar Rd.
4. Jennifer Buckles Gibraltar Rd.
5. Tammy Thompson Gibraltar Rd.
6. Carol Havens Deception Rd.
7. Vince Streano Deception Rd.
8. Nancy Cadenhead Gibraltar Dr.
9. Jerald M. Weber Gibraltar Dr.
10. Robyn Jennings Gibraltar Rd.
11. Greg Show Gibraltar Rd.
12. Robert E. Symonds Gibraltar Rd.
13. Betty Carteret Entner
14. Eric Shen Entner
15. Eric Peterson Gibraltar Rd.
16. Alita Barnes Gibraltar Rd.
17. Molly Hendricks Gibraltar Rd.
18. Art Fournier Gibraltar Rd.
19. Joanne Jones Doris Dr.
20. Tom Sawyer Gibraltar Rd.
21. Sherrell Peefer Gibraltar Rd.
22. Ed Gastellum Ashley Pl.
23. Janell Welch Carolina St.
24. Marilou Mallet Gibraltar Rd.
25. Shirlee Christenson Gibraltar Rd.
26. Jeanette Beatty Gibraltar Rd.
27. Danny Beatty Gibraltar Rd.
28. Houston Foist Gibraltar Rd.
29. Nadine Foist Gibraltar Rd.
30. Judy Billings Gibraltar Rd.
31. Eleanor Bartz Gibraltar Rd.
32. Richard Bergner Yokeko Dr.
33. Bud LeMier Gibraltar Rd.
34. Rh. Harley Gibraltar Rd.
35. Dan J. Gibraltar Rd.

FIRST CLASS

US POSTAGE
\$ 01.2



Mailed From 98273
01/29/2018
031A 0005181437

RECEIVED

AUG 31 2018

SKAGIT COUNTY
PDS

Skagit County
Planning & Development Services
1800 Continental Place
Mount Vernon, WA 98273-5625

TO: SKAGIT Co. PLANNING & DEV. SVCS
RE: PUBLIC COMMENTS ON
CPA 2018 DOCKET
REG PL 17-0414

First Class Mail
First Class Mail

TO: SKAGIT PLANNING AND DEVELOPMENT SERVICES
RE: PUBLIC COMMENTS ON CPA 2018 DOCKET
RE: PL17-0414

RECEIVED
AUG 31 2018
SKAGIT COUNTY
PDS

FROM: ROBYN JENNINGS FOURNIER
14785 GIBRALTER RD.
ANACOSTES, WA. 98221

DATE: AUGUST 28, 2018

SINCE 1990 WE HAVE LIVED ADJACENT AND ACROSS THE STREET TO THE QUAKER COVE PROPERTY. WE HAVE HELPED THE QUAKERS TO MAINTAIN THE PROPERTY, RESTORE SOME OF THE BUILDINGS AND WE USED OUR OWN FUNDS TO DO THIS. WE HAD FELLOWSHIP WITH THE QUAKERS AND WORSHIPED WITH THEM IN THE CHAPEL

SUDDENLY IN 2017, EVERYTHING CHANGED. THE QUAKER COVE STARTED TO BE RENTED OUT FOR RECREATION AND TOURISM. THE QUAKERS HAVE NOT BEEN COMING OUR FOR RELIGIOUS RETREATS. INSTEAD THE PROPERTY HAS BEEN USED FOR DAILY DAYCARE CAMPS AND WEEKEND EVENTS. THIS HAS INCREASED THE TRAFFIC ON OUR NARROW ROAD. IT HAS GIVEN US HIGH INTENSITY OF NOISE 8AM-4PM WITH STEADY SCREAMING AND YELLING. THE NOISE FACTOR AT TIMES IS ON THE LEVEL OF 10+. ON THE WEEKENDS THE SOUTHFIELD IS FILLED WITH CARS, LARGE RV'S AND TENTS. THERE IS CONSTANT NOISE FROM THE RV GENERATORS. PEOPLE YELLING AND SCREAMING TO EACH OTHER FROM 8AM-10³⁰P

THE CONSTANT NOISE, TRAFFIC AND THE NUMBER OF PEOPLE IS DISTURBING TO OUR PEACEFUL AND QUIET NEIGHBORHOOD. IT IS AFFECTING OUR HEALTH. THE DISTURBANCE PREVENTS US FROM WORKING OUTSIDE, ENJOYING OUR BEAUTIFUL SURROUNDINGS AND ENTERTAINING FRIENDS.

WE HAVE CONCERNS FOR OUR ELDERLY NEIGHBORS WHO ARE IN DELICATE HEALTH. WE HAVE CONCERNS FOR THE OVER USAGE OF THE PROPERTY, THE EFFECT IT HAS ON THE ENVIRONMENT AND THE SHORELINE.

IN CONSISTENCY WITH THE PROPOSED AMENDMENT FOR
RETREATS PRIOR TO 1990, THE QUAKER COVE ACTIVITIES NEED
TO BE RETURNED TO THE LEVEL OF A RELIGIOUS RETREAT
WITH 3-4 SMALL RETREATS PER YEAR. THE COMMERCIAL
BUSINESS IN OUR NEIGHBORHOOD DESTROYS THE QUALITY OF
LIFE WITH CONVERTING THE CHURCH USE TO RECREATIONAL
ACTIVITIES FOR PEOPLE THAT DO NOT LIVE IN THE NEIGHBORHOOD.
THIS IS INCONSISTENT WITH PART 2 OF THE AMENDMENT.

RESPECTFULLY,

Rebecca Jennings-Jarvis

RECEIVED

AUG 21 2018

SKAGIT COUNTY
PDS

August 21, 2018

I support P-12 and I support the fourth option, with the exception of the Planning Department's request for unlimited square footage coverage; a limit of 33,000 square feet is sufficient.

PATRICIA A. FRANCE
14132 MADONA DRIVE
ANACORTES WA 98221

From: Carl Franssen
To: [PDS comments](#); [Commissioners](#)
Subject: Comments on proposed "2018 Docket Item P-12: The South Fidalgo Island Rural."
Date: Friday, August 31, 2018 4:07:44 PM

Please select option 1 (no action alternative)

I have lived on south fidalgo since 1996. Our property was zoned as 5 acre min at that time. Through the growth management process we were slated to go to 2.5 acre and then was changed to 10 acre min at the 11th hr. This hurt us in the devaluation of our property (by not being able to subdivide) and has allowed for basically no growth in our area. Now we have a group that feels we need to have our rights as property owners on south fidalgo reduced more than the other similar zoned county areas for NO JUSTIFIABLE REASON. County ordinance controls what can be done. We do not need sub area plans for south fidalgo or any other region in the county.

Thank you for considering my comments

Carl franssen
5594 campbell lake rd
Anacortes

Sent from my iPad

From: Carl Franssen
To: [PDS comments](#); [Commissioners](#)
Subject: Comments on proposed "2018 docket item P-12: the south fidalgo island rural"
Date: Friday, August 31, 2018 4:18:28 PM

Sent from my iPad

PLEASE SELECT OPTION 1 (no action alternative)

Do not further restrict what property uses are appropriate.

>

>>

>> I am writing to express my displeasure with this comprehensive plan amendment for South Fidalgo. It is said that South Fidalgo Is a different kind of rural yet there is nothing more about what make South Fidalgo different and more special than other rural areas in Skagit county. The proposal says "these uses may be appropriate in other parts of Skagit county, not South Fidalgo". My question is why? Many of these items is what rural living is about.

>> I have no idea what is entailed in permitting and opening most of these activities that require permitting but I do believe that for these activities there is a Skagit County permit process in place that dictates what activities are acceptable in these specific areas. The applicant must show through science and studies the impact the activity would produce and then there is no guarantee of approval but there should also be no blanket denial as is being currently proposed.

>> We need to be shown the studies that were produced for each of these activities that show the detriment and the level of detriment so we can make an informed and qualified decision. This would help us understand why that activity made the list. Again if the study shows it is detrimental then shouldn't it be banned countywide?

>> I believe in the rural character being preserved but also being protected. Many of these items are what make South Fidalgo and the rest of rural Skagit County rural. Those of us that choose to live in these rural areas would like to keep it that way.

>>

>> Carl, Caleb, and Christoph Franssen

>> 5594 Campbell lake rd

>

>> Sent from my iPad

From: Monica Franssen
To: [PDS comments](#); [Commissioners](#)
Subject: Comments on proposed "2018 Docket Item P-12: The South Fidalgo Island Rural"
Date: Friday, August 31, 2018 4:21:49 PM

Dear Planning Commissioners and Board of County Commissioners,

Please consider "no action alternative" on "Option 1".

The Comprehensive Plan, land-use/zoning map, and development code would remain the same.

Thank you,

Monica Franssen
5594 Campbell Lake Road
Anacortes, WA 98221

Sent from my iPad

From: website@co.skagit.wa.us
To: [Planning & Development Services](#)
Subject: PDS Comments
Date: Thursday, August 30, 2018 8:50:00 PM

Name : karen fraser
Address : 4145 sharpe ln
City : anacortes
State : WA - WASHINGTON
Zip : 98221
email : bigkyle4804@hotmail.com
Phone : 360-440-4666
PermitProposal : ("2018 Docket item P-12: tThe South Fidalgo Island Rural Residential Map Amendment")
Comments : Do not change

From Host Address: 67.160.72.214

Date and time received: 8/30/2018 8:46:23 PM

From: sjfreeto45@gmail.com
To: [PDS comments](#); [Commissioners](#)
Subject: 2018 Docket Item P-12: The South Fidalgo Island Rural Residential Map Amendment
Date: Tuesday, August 21, 2018 12:18:56 PM

To: Commissioners:

We are opposing the P-12 amendment. We purchased our 20 acres in 1980 which was zoned for 5 acres parcels. Later the zoning changed to 10 acres minimum with no compensation for loss of value to property owners.

Now again our land is threatened with more unnecessary regulations which makes it even less valuable. These proposed requirements are unnecessary and there is no current reason for these changes. The permit process allows for public comment on individual situations. This was recently tested with a gun range request which was not allowed. Special Use permits are available for unique projects.

The nature of this area and access is not conducive to large scale projects.

We oppose the changes and **Request that the County Commissioners select OPTION 1 (No action alternative): the Comprehensive Plan, Land Use/Zoning map, and development code would remain the same.**

Respectfully,

Susan and John Freeto
Targert Quarry Road

From: sjfreeto45@gmail.com
To: [PDS comments](#); [Commissioners](#)
Subject: 2018 Docket Item P-12: The South Fidalgo Island Rural Residential Map Amendment
Date: Tuesday, August 21, 2018 12:43:22 PM

To: Commissioners:

We are opposing the P-12 amendment. We purchased our 20 acres on Taggart Quarry Road in 1980 which was zoned for 5 acres parcels. Later the zoning changed to 10 acres minimum with no compensation for loss of value to property owners.

Now again our land is threatened with more unnecessary regulations which makes it even less valuable. These proposed requirements are unnecessary and there is no current reason for these changes. The permit process allows for public comment on individual situations. This was recently tested with a gun range request which was not allowed. Special Use permits are available for unique projects.

The nature of this area and access is not conducive to large scale projects.

We oppose the changes and **Request that the County Commissioners select OPTION 1 (No action alternative): the Comprehensive Plan, Land Use/Zoning map, and development code would remain the same.**

Respectfully,

Susan and John Freeto
3147 Biz Point Rd.
Anacortes, WA 98221

From: jennifer carlson
To: [PDS comments](#)
Subject: Frances S French. 56882 state route 20, Rockport Wa 98283, ("2018 Docket Item C19: The OSRSI Map Amendment")
Date: Thursday, August 30, 2018 1:03:24 PM

I am a third generation family member to own this land i just signed a cr2a settlement agreement (Aug 29, 2018) and the estate/Probate will be closed shortly. (The land listed is: Frances S French, my deceased mother) This proposed land change listed as no. 22, P45393 is not accurate and this land i now own has has been open space for agriculture since 1953, it currently has cattle on it and been used that way since 1953. I have lived on this land as a farm/ranch since 2007 and my wife has a business lic. Listing farm for it. This is a farm and licensed With USDA as such.

The parcel listed is not timber and should remain open space !

Thank You
Duane D French
56882 state route 20
P.o. box 152
Rockport Wa 98283
3607701974

From: Mieke Gael
To: [PDS comments](#)
Cc: [Bharat Gael](#)
Subject: 2018 Docket Item P-12: The South Fidalgo island Rural Residential Map Amendment
Date: Saturday, August 11, 2018 3:47:34 PM

We, a household of two persons, agree with the third option, called the "Deferred Alternative".

- Maintain the same base residential density (1 residence per 10 acres) as Rural Reserve, but no density bonuses for cluster subdivisions will be permitted without connection to public water.
- Many of the non-residential and commercial Special and Hearing Examiner uses allowed in Rural Reserve would not be allowed in the new SF-RR zone. Home-based businesses, agriculture, and agricultural accessory uses would continue to be allowed.
- Pre-existing legally permitted non-residential uses would be allowed to continue. The other zones on South Fidalgo Island (e.g., Rural Intermediate, Rural Business, and Rural Resource) would not be affected.

This third option would eliminate Conservation and Reserve Development (CaRDs), which allow people with enough acreage to use density bonuses to build additional structures close together on their property.

It would also restrict up to the special uses from the zone, such as anaerobic digesters, animal clinic hospitals, animal preserves, campgrounds (developed), cemeteries, display gardens, off-road vehicle use areas and trails, outdoor storage of natural materials with a potential health hazard, racetrack recreational, wholesale nurseries / greenhouses, seasonal worker housing, temporary asphalt / concrete batching.

We the undersigned:

Mieke Gael
Bharat Gael
5676 and 5672 Patricia Lane
Anacortes, WA 98221

From: Hannah Gbenro
To: [PDS comments](#)
Subject: 2018 Docket of Proposed Policy, Code and Map amendments
Date: Sunday, August 26, 2018 2:32:08 PM

Board of Commissioners,

RE: PL17-0414: Quaker Cove Ministries

I support the proposal to add pre-existing camps to the current Rural Intermediate zoning.

Quaker Cove campgrounds have influenced thousands of lives. This change in zoning will allow Quaker Cove to continue serving the local community, as well as campers who come from all over the Northwest.

Thank you for your consideration of this change.

Sincerely,

Hannah L. Gbenro, EdD
Fircrest, WA

Hannah Gbenro
hannahgbenro@gmail.com
1281 Alpine Lane
Fircrest, Washington 98466

From: Ed Gegen
To: [PDS comments](#)
Subject: 2018 Docket of Proposed Policy, Code and Map amendments
Date: Tuesday, August 14, 2018 9:34:13 AM

Board of Commissioners,

RE: PL17-0414: Quaker Cove Ministries

I support the proposal to add pre-existing camps to the current Rural Intermediate zoning.

Ed Gegen
egegen@comcast.net
2015 N AVE
ANACORTES, Washington 98221

From: Ed Gegen
To: [PDS comments](#)
Subject: 2018 Docket of Proposed Policy, Code and Map amendments
Date: Tuesday, August 14, 2018 9:36:44 AM

Board of Commissioners,

RE: PL17-0414: Quaker Cove Ministries

I support the proposal to add pre-existing camps to the current Rural Intermediate zoning. Being one of the only quality camps like this in our area I believe you need to allow for the rezone. This camp will only add value and a great place for kids in our community. Our kids need more Positive experiences.

Ed Gegen
egegen@comcast.net
2015 N AVE
ANACORTES, Washington 98221

From: Susan Gilbertson
To: [PDS comments](#)
Subject: 2018 Docket of Proposed Policy, Code and Map amendments
Date: Sunday, August 19, 2018 9:16:37 PM

Board of Commissioners,

RE: PL17-0414: Quaker Cove Ministries

I support the proposal to add pre-existing camps to the current Rural Intermediate zoning.

Quaker Cove is providing more and more exciting programs for children and youth as well as adults of our community and I am glad that this camp exists on Fidalgo Island. Zoning which allows them to provide adequate modern facilities should be supported.

Sincerely,

Susan Gilbertson

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

From: Nichelle Gilcrease-Wolfe
To: [PDS comments](#)
Cc: [Commissioners](#)
Subject: Comments on proposed "2018 Docket Item P-12: The South Fidalgo Island Rural Residential Map Amendment."
Date: Friday, August 31, 2018 4:21:48 PM

Dear County Commissioners, please, select OPTION 1 (NO action alternative): The Comprehensive Plan, Land Use/Zoning map, and development code would remain the same.

I, strongly, disagree with there being any changes to the current rural residential zoning, for South Fidalgo. My families Rosario property which we currently enjoy recreationally, will be the location of our future home. Therefore, continuing to have the many land use options we've come to expect and enjoy, is imperative and worth standing our ground for. I vehemently disagree with the lack of research, facts, reasoning and intent of changing the current zoning. The impact of the proposed zoning changes would be too great a burden on my family, as well as the many other South Fidalgo families who oppose any zoning changes. The overwhelming majority of families, see the proposed zoning changes as not grounded on fact or need and feel very much the same as my family does...NO ZONING CHANGES!

Sincerely,
A. Nichelle Gilcrease

Phone number:
(360)929-4383

E-mail Address:
adrgilwlf@gmail.com

My South Fidalgo Property:
15279 Rosario Road
Anacortes, WA 98221

Mailing Address:
2010 K Avenue
Anacortes, WA 98221

Sent from my iPhone

From: Rick and Doreen Gillette
To: [PDS comments: commissioners@skagit.wa.us](mailto:commissioners@skagit.wa.us)
Subject: Comments on proposed "2018 Docket Item P-12: The South Fidalgo Island Rural"
Date: Tuesday, August 28, 2018 12:02:58 PM

We write in opposition to P-12 and in support of Option 1. For the past 1 1/2 years, we have tried to make sense of P-12. It doesn't make sense to restrict water usage, more specifically, aquifers based on non-scientific evidence based on nothing more than a crystal ball. It doesn't make sense to restrict agriculture uses in an agriculture rich county. It doesn't make sense that 1 home on 5 acres is considered too dense and not reasonable. Considering our neighbor, in Rural Intermediate, has divided their property 3 times in the past 10 years, and drilling 3 wells. It doesn't make sense that the 7 to 2 vote against P-12, by the Planning Committee, was rejected by Skagit County Planning Department. It didn't make sense until county employee, Ryan Walters, quit his county job to work with the Samish Nation. Mr. Walters was a member of the Board of Evergreen Islands, a proponent of P-12, and is currently on the county payroll, a conflict of interest. In our opinion, Mr. Walters pushed his bias on the Planning Department in order to further his career. In our opinion, P-12 is no longer about kennels, CaRDS or "rural character", but a conduit for tribal property rezoning. No one in their right mind thinks a 33,000 sq.ft. structure enhances rural character! Likewise, any support structures, asphalt parking and traffic would not be in keeping with rural character. No one in their right mind would consider eliminating the Swinomish Golf Course from both Rural Reserve and Rural Residential. What's next for the Golf Course? An outlet mall? In our opinion, Evergreen Islands and Mr. Walters have sold their soul to the Samish tribe for P-12 support. South Fidalgo residents are pawns to Mr. Walters agenda.

We ask you to take a responsible, impartial look at the P-12 issue. Can't the Native American tribal issues be reviewed on their own merit? Please do not throw South Fidalgo property owners under the bus for the tribe's sake.

We urge you to vote Option 1, NO CHANGES.

Richard and Doreen Gillette
6004 South Campbell Lake Road
Anacortes, WA 98221

From: Gail Gislason
To: [PDS comments](#)
Subject: Fwd: 2018 Docket Item P-12: South Fidalgo Island Rural Residential Map Amendment
Date: Friday, August 31, 2018 4:28:55 PM

----- Forwarded message -----

From: **Gail Gislason** <gailgislason@gmail.com>
Date: Fri, Aug 31, 2018, 4:27 PM
Subject: 2018 Docket Item P-12: South Fidalgo Island Rural Residential Map Amendment
To: <pdscommentsco.skagit.wa.us@gmail.com>

2018 Docket Item P-12: South Fidalgo Island Rural Residential Map Amendment

Gail Gislason
11084 Whistle Lake Road
Anacortes, WA 98221

Comments due by 4:30 p.m. August 31

Comments:

I do not support this amendment.
I bought this house to be rural and pay rural taxes and potentially open a dog kennel.
I do not support this zoning change.
I want the area to support non-residential special uses, such as kennels
I do not support this change

There are lots of acreage properties and several businesses on my street. The Whistle Lake area should not change zoning.

From: Kay Glade
To: [PDS comments](#)
Subject: 2018 Docket Item P-12: The South Fidalgo Island Rural Residential Map Amendment
Date: Friday, August 31, 2018 5:11:31 PM

Dear Commissioners,

My contact information is:
Kathryn Kay Glade
6567 Deer Lane
Anacortes, WA. 98221

I am writing this email to you in support of the Comp Plan Amendment P-12 Option 4, except limit the coverage for Major Public Uses to 33,000 sq. ft . Keeping South Fidalgo Island's beauty as it currently is will behoove all of us and generations to come. Please count me in as a supporter of the amendment, P-12.

Best regards,
Kathryn K. Glade

From: Evergreen.Islands@comcast.net <Evergreen.Islands@comcast.net>

Sent: Monday, August 27, 2018 6:49 AM

To: Stacie Pratschner <Staciep@co.skagit.wa.us>

Subject: P12: Evergreen Islands Comments

Hi Stacie,

Would you please include Evergreen Islands' comments that were presented at last week's PC meeting?

Hopefully, the comments are still on the computer in the Commissioner's hearing room.

Otherwise, I can e-mail them to you but they are rather big files.

Cheers!

Tom



Evergreen Islands

South Fidalgo Island

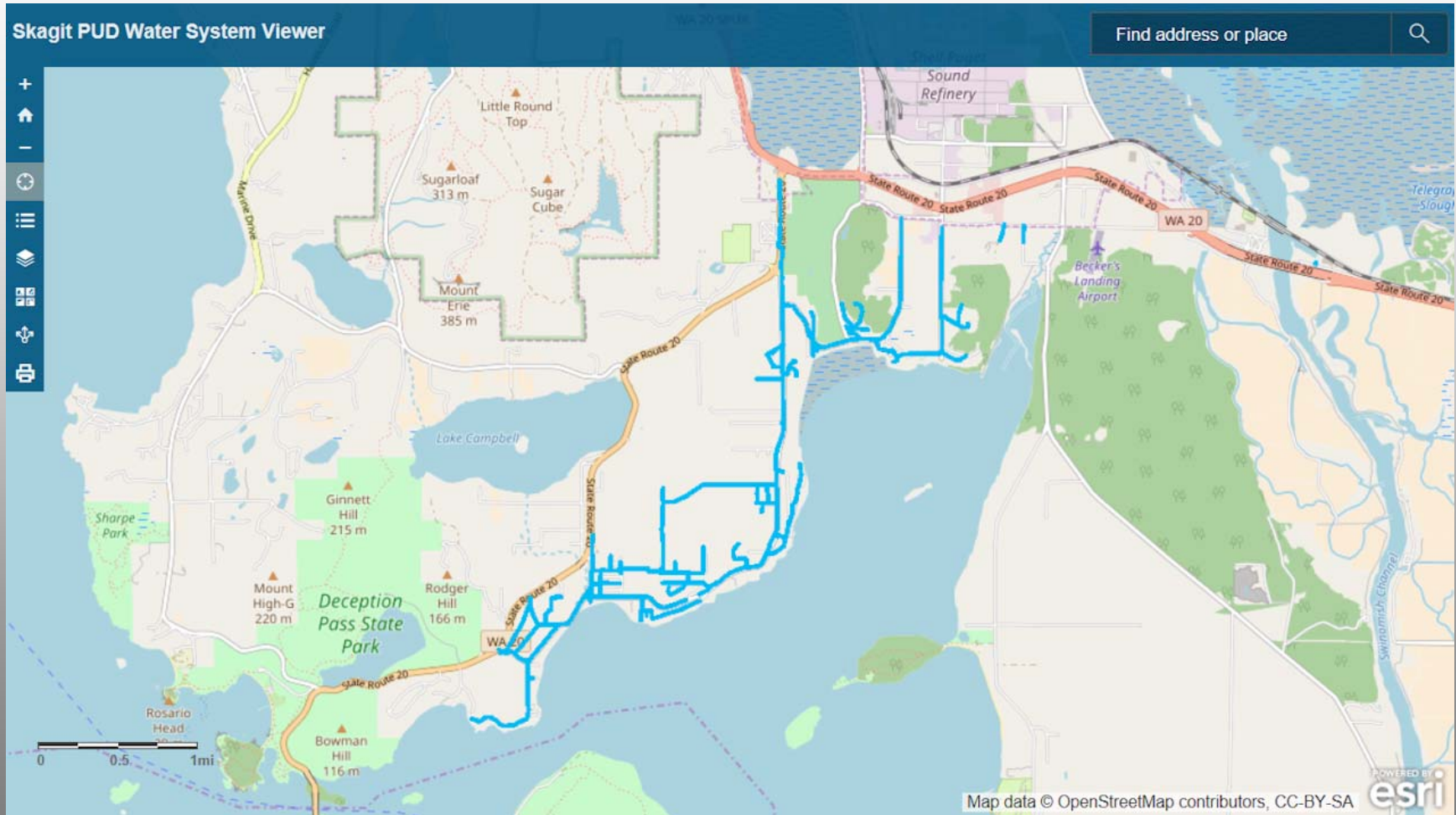
**P-12: South Fidalgo
Public Water Availability**



Evergreen Islands

South Fidalgo Island

Skagit PUD Service Area

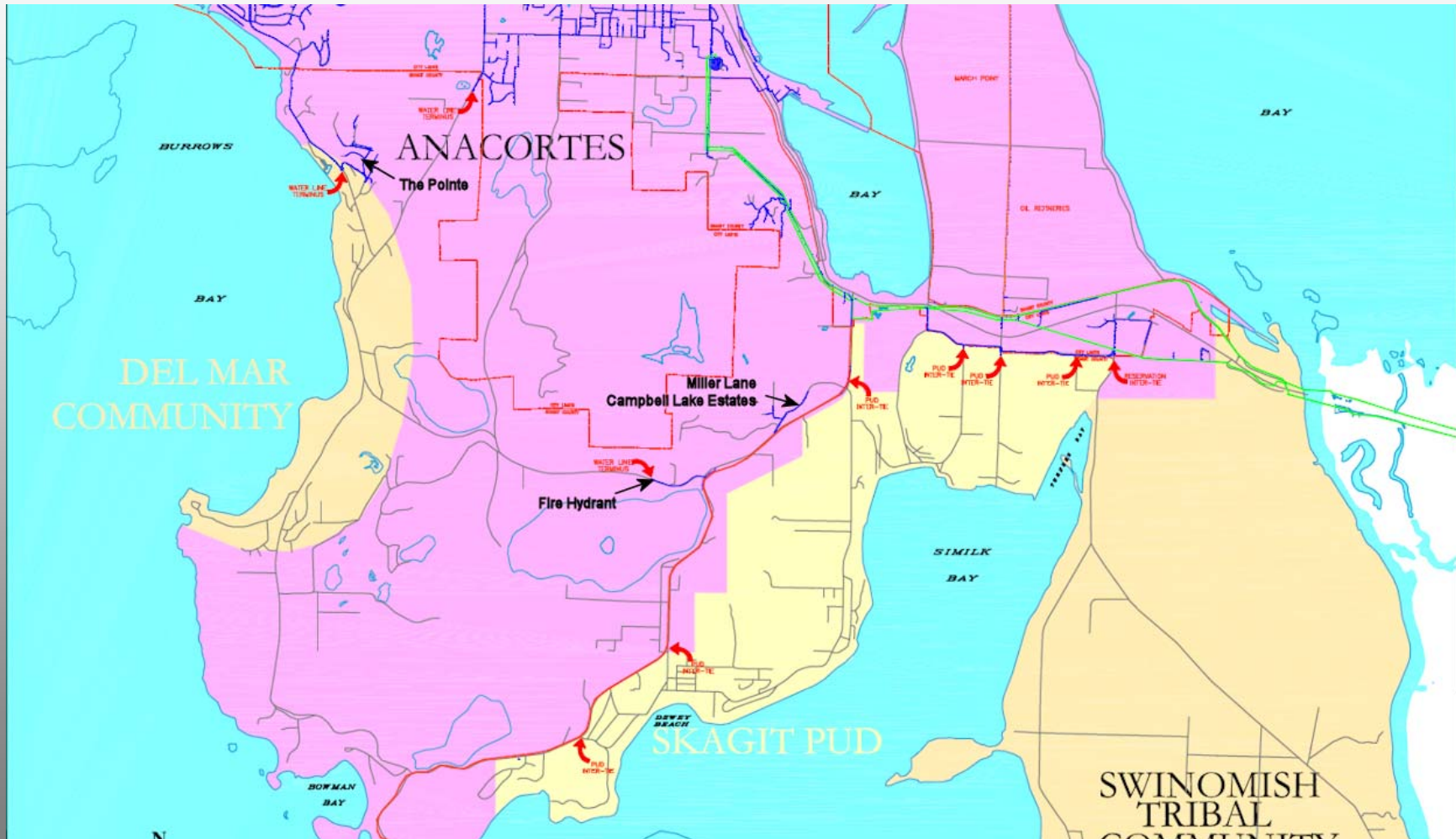




Evergreen Islands

South Fidalgo Island

City of Anacortes Service Area





Evergreen Islands

South Fidalgo Island

Evergreen Islands v. Skagit County WWGMHB No. 00-2-0046c

- The City Anacortes charged that the County's elimination of development regulation (DR) requirements for lot aggregation would result in significant rural sprawl on South Fidalgo Island, contribute to the urbanization of this area, and inevitably draw the City into the later, costly provision of remedial urban services.

From: Evergreen.Islands@comcast.net
To: [PDS comments](#)
Subject: 2018 Docket of Proposed Policy, Code, and Map Amendments (P-12)
Date: Friday, August 31, 2018 4:20:52 PM
Attachments: [EI_CommentLetter_SkagitCountyPlanning_P-12-South Fidalgo Rural Residential.pdf](#)

Hi PDS,

Please accept Evergreen Islands comment letter regarding CaRDs on South Fidalgo Island:
EI_CommentLetter_SkagitCountyPlanning_P-12-South Fidalgo Rural Residential

Regards,
Tom Glade, President
Evergreen Islands
PO Box 223
Anacortes, WA 98211



**Evergreen Islands
Board of Trustees**

Tom Glade
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Jan Robinson
Director

Maureen Scheetz
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mailing address
P.O. Box 223
Anacortes WA 98221

web address
evergreenislands.org

tax deductions
Evergreen Islands is a
501(c)(3) organization.
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EVERGREEN ISLANDS

August 31, 2018

To: Skagit County Planning Commission
(Kathy Mitchell, Mark Lundsten, Ann Marie Lohman, Amy Hughes,
Joshua Axthelm, Tim Raschko, Tammy Candler, Hollie Del Vecchio,
Martha Rose)
1800 Continental Place
Mount Vernon, WA 98273

cc: Hal Hart, Director, Skagit County Planning & Development
Stacie Pratschner, Senior Planner, Skagit County Planning & Development

Re: **P-12: South Fidalgo Rural Residential
Comprehensive Plan, Land Use Map, and Code Amendment
Water Availability on South Fidalgo Island**

Dear Commissioners:

Evergreen Islands has been in existence for over 40 years. During that time, Evergreen Islands has successfully worked to protect and preserve Pass Lake, Kiket Island, Mount Erie, Turners Bay, Heart Lake, and the Anacortes Community Forest Lands. Attachment A presents an illustrated summary of Evergreen Islands efforts to protect South Fidalgo.

In 1990, Washington State adopted the Washington State Growth Management Act (GMA) because the Washington State Legislature found that uncoordinated and unplanned growth posed a threat to the environment, sustainable economic development and the quality of life in Washington. Evergreen Islands appealed Ordinance #17938, especially regarding Lot Aggregation and Legal Lots of Record.

In its Final Decision and Order for Evergreen Islands v. Skagit County (Case No. 00-2-0046c), the Western Washington Growth Management Hearings Board (WWGMHB) ordered:

(3) Set a specific timetable for, and firm commitment to, the timely completion of the Fidalgo Sub-Area Plan. This plan must be completed and found to be compliant before the CaRD urban reserve development or any other increase in density are allowed to occur on the Island. The specific timetable and scope of work must be developed and supplied to us within 90 days.

The FDO also stated:

The City Anacortes charged that the County's elimination of development regulation (DR) requirements for lot aggregation would result in significant rural sprawl on South Fidalgo Island, contribute to the urbanization of this area, and **inevitably draw the City into the later, costly provision of remedial urban services.** (p. 3)

(2) Through the CaRD implementing DRs Fidalgo Island landowners can now build at urban levels in clusters and choose to set aside the residual for future urban development, with no city participation in that decision. The City will be the one to have to provide very expensive remedial urban services when this unwise urbanization leads to threats to public health and safety and to the environment. (p. 8)

We agree with the County and Anacortes that a careful sub-area assessment of topography and environmental constraints to development should be done. Developing the best strategy for preserving rural character, protecting the Island's fragile environment, and assessing its suitability for future urban growth are crucial before more intense development is allowed to occur. It is unfortunate that the County may have increased landowners' expectations of future urban development in rural areas by applying the CaRD urban reserve designation and removing aggregation requirements on the Island before this study has been done. (p. 11)

The draft South Fidalgo Island Subarea Plan states:

These natural features have also limited availability of water from wells, so that in most cases it is necessary to be served by public or private water systems

The City of Anacortes Unwillingness to Extend Water Service to South Fidalgo Island

In 2001, the Anacortes American article¹ entitled "County appeals GHB ruling in favor of cities" stated the following:

Anacortes is interested because the city wants to minimize development on south Fidalgo Island. Too much building there could lead for calls to extend the city's water and sewer lines, which the city doesn't want to do, Munce said.

Also, a Skagit Valley article² entitled "County continues challenges to state growth board" stated:

Evergreen Islands wants to ensure rural areas stay rural, while **city officials worry that an urbanized Fidalgo Island will require the city to stretch urban amenities, such as sewer, southward.**

¹ "County appeals GHB ruling in favor of cities", Anacortes American, April 11, 2001

² "County continues challenges to state growth board", Skagit Valley Herald, April 21, 2001

Sole Source Aquifers

Both Guemes Island, just north of Fidalgo Island, and Whidbey Island and Camano Island, just to the south of Fidalgo Island have been designated as having Sole Source Aquifers.

In 1997, the U.S. Environmental Protection Agency (EPA) designated Guemes Island as a “sole source , which has the highest level of protection, because of *the island’s designation as an USEPA Sole Source Aquifer System*.³ aquifer.” The EPA defines a sole source aquifer as one that supplies at least 50 percent of the drinking water consumed in the area overlying the aquifer.⁴

Critical Aquifer Recharge Area section (S.C.C. 14.24.300) designates all of Guemes Island as a Category 1 area. Island County was federally designated as a Sole Source Aquifer in 1982. Sole Source Aquifer status is authorized by Section 1424(e) of the Federal Safe Drinking Water Act when groundwater is the principal drinking water source for the area, which if contaminated would create a significant public health hazard.⁵

The Del Mar Community Service provides/provided a Group A Water System for Del Mar and Seaview. The Mission Statement⁶ for the Del Mar Community Service is:

Mission Statement

To manage and maintain a cost-effective water supply and distribution system that provides safe and reliable water to its members, and secondarily to manage the recreational facilities for the maximum benefit of the Membership.

Del Mar Community Service, Inc. was incorporated in 1950, for the purpose of providing water service and recreational facilities to its members. It has legal standing as a Washington State approved and regulated Group A Water System.

However, the Del Mar Water System routinely ran out of water during summer months. To address these emergencies, the City of Anacortes would provide ‘make-up water’ during these dry periods. In 2009, the City of Anacortes began providing water year-round to Del Mar and Seaview.

3.2.5. Del Mar Community Service Inc. Anacortes has a water supply agreement with Del Mar Community Service Inc. Previously, Del Mar obtained water from both its own wells and from Anacortes. Del Mar recently converted to using exclusively water from Anacortes. A new agreement recognizing this change took effect on April 6, 2009 and will remain in “full force and effect” for a period of 20 years (April 6, 2029) from the date of its execution.⁷

³ GUEMES ISLAND GROUNDWATER and SEAWATER INTRUSION – Frequently Asked Questions
<http://www.skagitcounty.net/HealthEnvironmental/Documents/Guemes%20Island%20FAQ.pdf>

⁴ Protecting Guemes Island Groundwater: Applicable County Codes and Strategy Options
<http://www.linetime.info/Protecting%20Guemes%20Island%20Groundwater.pdf>

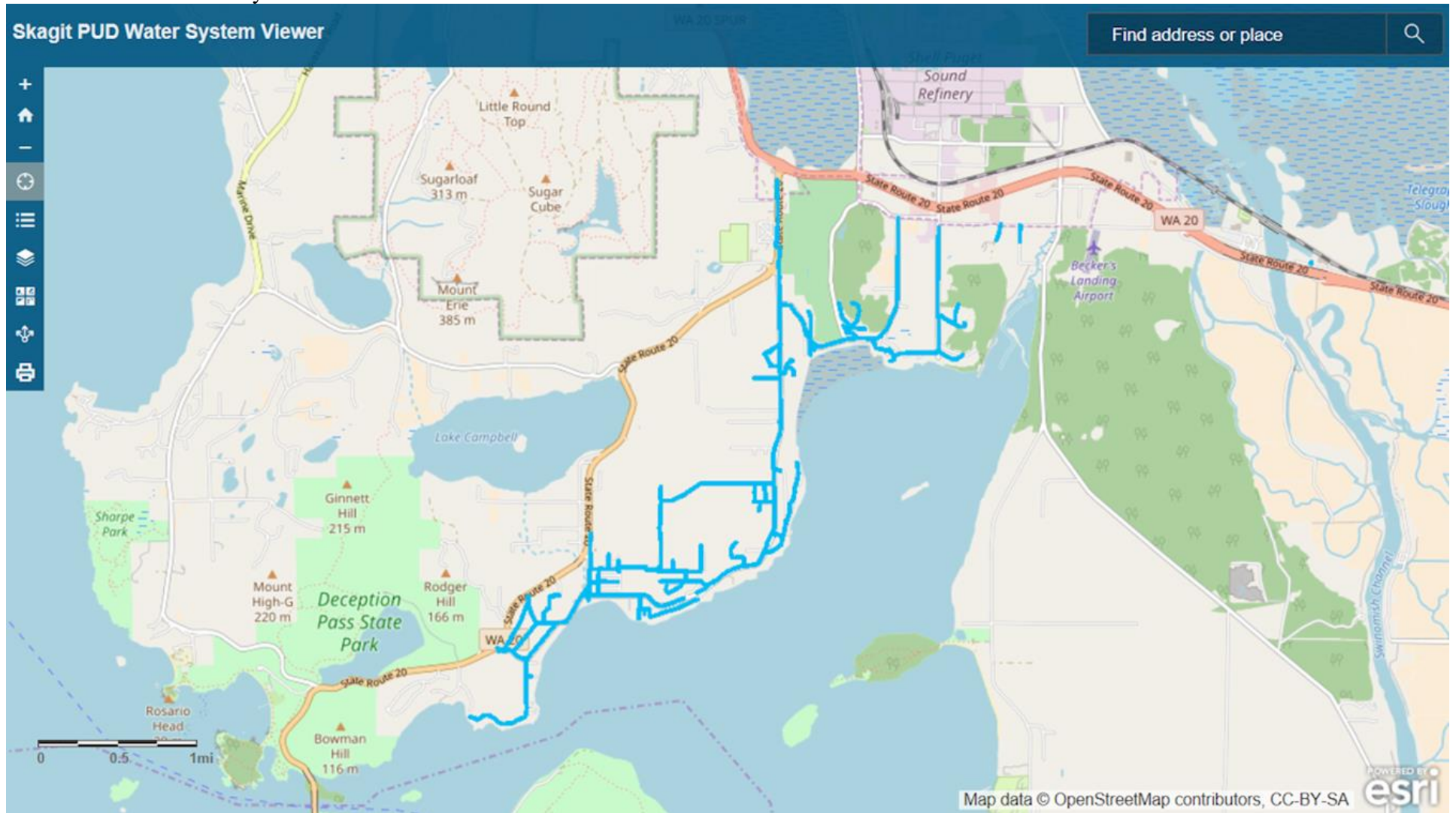
⁵ Island County Water Resource Management Plan
<https://www.islandcountywa.gov/Health/DNR/Documents/Final%20Plan.pdf>

⁶ Del Mar Community Service Mission Statement
<https://delmarcommunity.com/>

⁷ Anacortes 2011 Water System Comprehensive Plan
<https://www.anacorteswa.gov/DocumentCenter/View/4451/3-Related-Plans-Agreements-and-Policies-PDF>

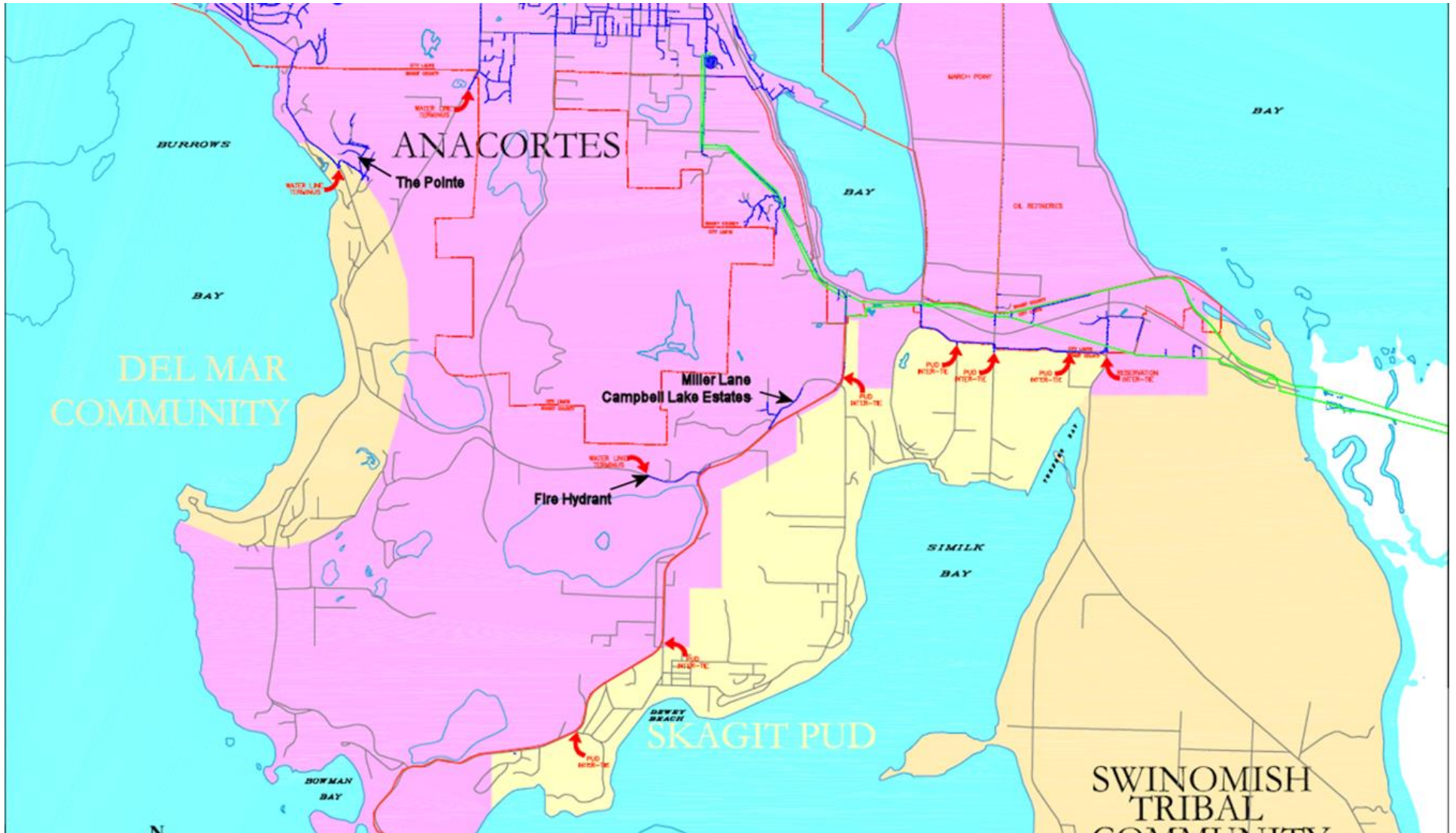
Skagit PUD Service Area

As shown by the graphic below, the Skagit PUD Service Area only supplies the Rural Intermediate zone east of SR20, which includes Similk Beach, Gibraltar Road and Dewey Beach.



City of Anacortes Service Area

The City of Anacortes Service Area supplies water mainly to the Del Mar Community, which includes the Rancho Del Mar and the Seaview developments. The service tie to the Del Mar Community Service is located at the Pointe development. Anacortes also provides water along Miller Road, which supplies the old Campbell Lake Estates development and the old Scimitar Ranch



Conclusion

Evergreen Islands strongly supports “but no density bonuses for cluster subdivisions will be permitted without connection to public water.

While the opposition claims that there’s no evidence that South Fidalgo Island should be classified as a Sole Source Aquifer, the following evidence:

- Both Guemes Island, just north of Fidalgo Island, and Whidbey Island and Camano Island, just to the south of Fidalgo Island have been designated as having Sole Source Aquifers.
- The Del Mar Community Service abandoned the wells for its Group A Water System since its wells went dry during the late summer months.
- The will for my former home on Deer Lane would stop producing during the late summer months.

Respectfully yours,



Tom Glade, President
Evergreen Islands

ATTACHMENTS

EI_Presentation_SouthFidalgo

EI_Presentation_SouthFidalgo-Hearing1

EI_Presentation_SouthFidalgo-Hearing2

From: Evergreen.Islands@comcast.net
To: [PDS comments](#)
Cc: [Evergreen Islands Board of Directors](#)
Subject: 2018 Docket of Proposed Policy, Code, and Map Amendments (P-12)
Date: Friday, August 31, 2018 4:25:19 PM
Attachments: [EI_Presentation_SouthFidalgo-Hearing1.pdf](#)

Hi PDS,

Please accept Evergreen Islands comment letter regarding CaRDs on South Fidalgo Island:
[EI_Presentation_SouthFidalgo-Hearing1](#)

Regards,
Tom Glade, President
Evergreen Islands
PO Box 223
Anacortes, WA 98211



Evergreen Islands

South Fidalgo Island

A Sense of Place





Review of Inappropriate Hearing Examiner Special Uses

The following table lists the inappropriate Special Uses that will not be allowed in the South Fidalgo Rural Residential zone, including photographs of local examples.

If one of these uses was adjacent to your home, consider:

- How your quality of life would change.
- The impact on your property values – including financial, emotional, and spiritual values.
- The impact of increased commercial/industrial traffic.
- The impact on the Rural Character of South Fidalgo Island.

Then reflect on just why you choose to live on South Fidalgo Island.



Evergreen Islands

South Fidalgo Island

Anaerobic Digesters Farm Power Rexville





Evergreen Islands

South Fidalgo Island

Animal Clinic

Pet Emergency Center on Memorial Hwy





Evergreen Islands

South Fidalgo Island

Animal Preserves

Olympic Game Farm near Sequim





Evergreen Islands

South Fidalgo Island

Campgrounds, developed Pioneer Trails Campground





Evergreen Islands

South Fidalgo Island

Cemeteries

Fernhill Cemetery





Evergreen Islands

South Fidalgo Island

Display Gardens Butchart Gardens





Evergreen Islands

South Fidalgo Island

Fish Hatcheries

Baker River Fish Hatchery





Evergreen Islands

South Fidalgo Island

Golf Courses

Swinomish Golf Links





Evergreen Islands

South Fidalgo Island

Kennels (boarding, day use, and limited)

Sunnyhill Kennels





Evergreen Islands

South Fidalgo Island

Manure Lagoons





Evergreen Islands

South Fidalgo Island

Off-Road Vehicle Use Areas and Trails

Walker Valley ORV Park





Evergreen Islands

South Fidalgo Island

Outdoor storage of hazardous materials





Evergreen Islands

South Fidalgo Island

Racetrack, recreational





Evergreen Islands

South Fidalgo Island

Wholesale nurseries / greenhouses

Skagit Valley Gardens





Evergreen Islands

South Fidalgo Island

Seasonal Worker Housing





Evergreen Islands

South Fidalgo Island

Temporary Asphalt/Concrete Batching





Thwarted Development Proposals

- 1969 Kiket Island Nuclear Powerplant (84 acres)
- 1969 Deception Shores (620 acres)
- 1977 Pass Lake Condominium Development
- 1977 Heart Lake (450 acres)
- 1980s Water Ski Mfg, Water Slide Park, Skate Rinke
- 1988 Display Garden
- 2001 Summit Trails Horse & RV Park (56 acres)
- 2006 Fidalgo Bay Subarea Plan (1 /10 to 1 2.5 du/acre)
- 2012 Tethys Water Bottling Plant (11 acres)
- 2013 Mount Erie Clearcut (40 acres)
- 2015 Martial Arts/Fitness & Firearm Safety Training

From: Evergreen.Islands@comcast.net
To: [PDS comments](#)
Cc: [Evergreen Islands Board of Directors](#)
Subject: 2018 Docket of Proposed Policy, Code, and Map Amendments (P-12)
Date: Friday, August 31, 2018 4:25:20 PM
Attachments: [EI Presentation SouthFidalgo.pdf](#)

Hi PDS,

Please accept Evergreen Islands comment letter regarding CaRDs on South Fidalgo Island:
[EI_Presentation_SouthFidalgo.pdf](#)

Regards,
Tom Glade, President
Evergreen Islands
PO Box 223
Anacortes, WA 98211



Evergreen Islands

South Fidalgo Island

Evergreen Islands

1. The MISSION Evergreen Islands shall be to promote, protect, and defend the unique ecosystem involving the saltwater islands of Skagit County and their environs as it relates to the built and natural environments.
2. In order to fulfill its mission, the Evergreen Islands' activities shall be, but not be limited to, the following:
 - A. To educate the public as to the importance of its mission, the need for sustainable planning and participation of a concerned and well-informed citizenry.
 - B. Monitoring and supporting the responsible enforcement of local, state, and national laws that protect the environment. Actions may include, but not be limited to, environmental protection contained in municipal and comprehensive plans and policies, municipal and county shoreline programs, the Washington State Growth Management Act (GMA), Washington State Environmental Policy Act (SEPA), Washington State Shoreline Management Act (SMA) and Federal Water Pollution Control Act.
 - C. To take any and all legal actions, including administrative appeals or litigation, to protect the interest of the corporation, as expressed in this mission statement.
 - D. To propose, or support legislation affecting the attainment



Evergreen Islands

South Fidalgo Island

A Sense of Place

Never doubt that a small group of thoughtful, committed citizens can change the world; indeed, it's the only thing that ever has.

Margaret Mead

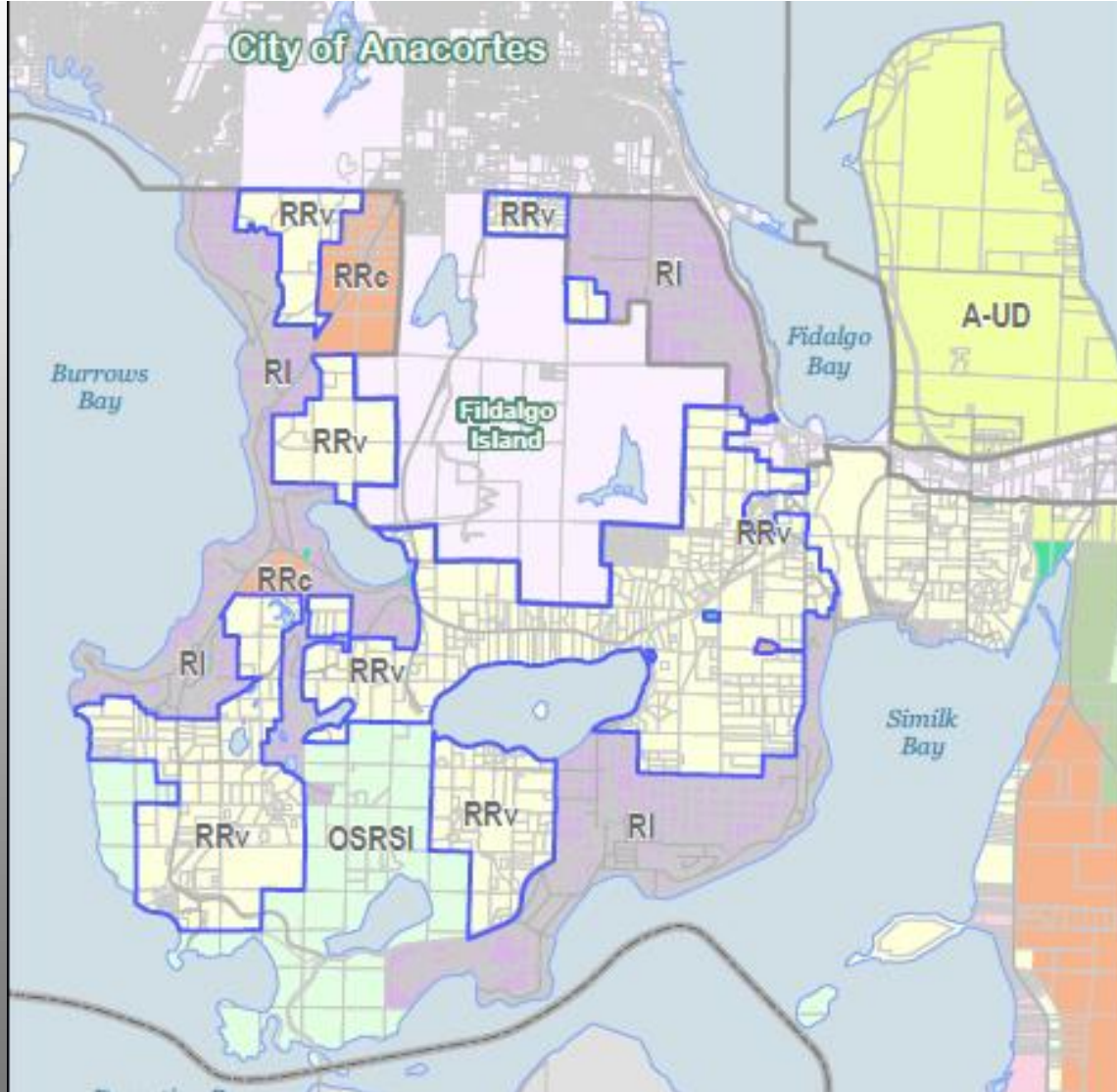




Evergreen Islands

South Fidalgo Island

South Fidalgo – Rural Reserve (RRv)

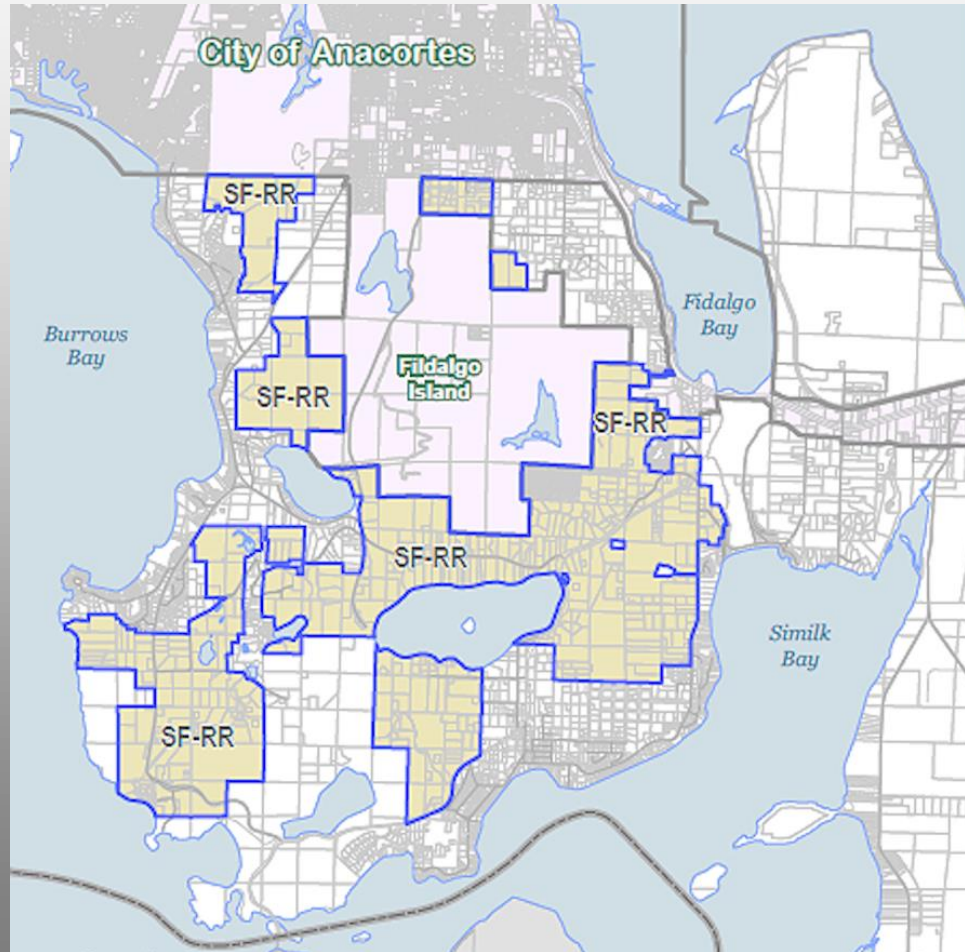




Evergreen Islands

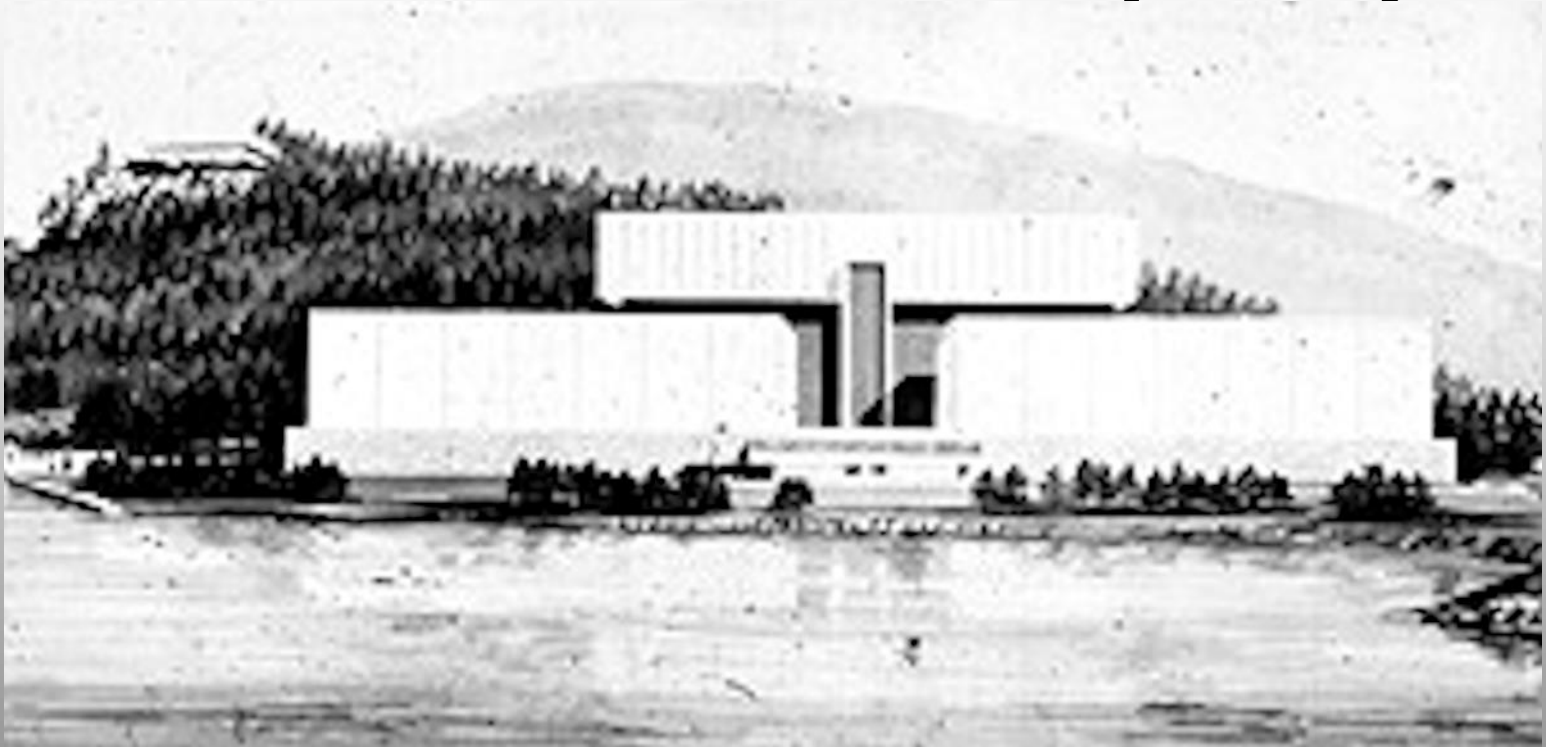
South Fidalgo Island

South Fidalgo – Rural Residential (RR)





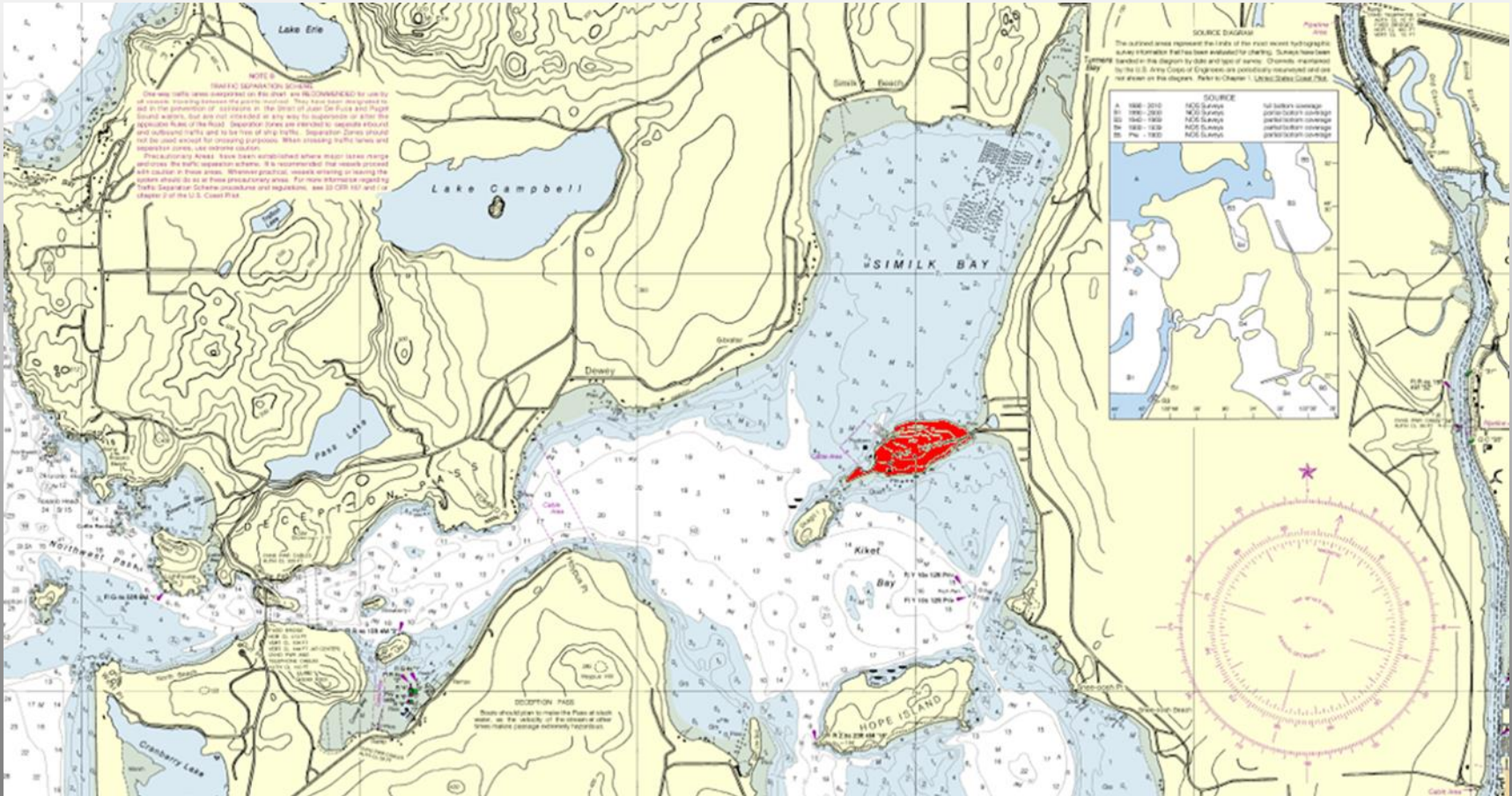
Kiket Island Nuclear Powerplant (1969)



On June 30, 1969, Seattle City Council approves City Light's request to purchase Kiket Island at Deception Pass (located 70 miles north of Seattle) as a site for a \$250 million nuclear power plant. Council member Tim Hill (b. 1936) casts the only dissenting vote. The plan will be dropped in 1972 due to environmental concerns.



Kiket Island Nuclear Powerplant (1969)





Evergreen Islands

South Fidalgo Island

Pass Lake (1969)





Evergreen Islands

South Fidalgo Island

Pass Lake (1969)





Deception Shores (1969)



Clare Heilman's 620-acre tract extending from the Pass property, across the highway and all the way to Lake Campbell, to the north. The tract also extends west around Pass Lake and crosses the Rosario Road to include property on both sides of the road west of the entrance to the Bowman's Bay area of Deception Pass State Park

- a 250-unit motel overlooking Deception Pass
- 1,000-foot-long tramway up the 250-foot cliff
- a lodge to serve as a convention center
- double-wide mobile homes with 5 per acre.
- 2,500 spaces for living units including condominiums
- marinas on both the saltwater and Lake Campbell
- bowling and putting greens, a driving range swimming pools and community parks
- and several restaurants



Evergreen Islands

South Fidalgo Island Heart Lake (1977)





Heart Lake (1977)

In 1977 Department of Natural Resources proposed to lease the Heart lakeshore for condominium development. DNR also wanted to clear-cut 160 acres on Hoypus Hill (the north end of Deception Pass State Park).

Evergreen Islands formed in response to these twin insults to our community's sense of place and natural beauty. Our county commissioners and state legislators all wanted the 450-acre DNR property to become a park.

Evergreen Islands went to the Board of Natural Resources seeking a moratorium of five years to give us time to find a long-term solution. Gov. Dixie Lee Ray said, "We'll give you six months."

Reps Berentson and Vrooman and Sen. Peterson and their staffs figured out a way to use some surplus park funds to actually buy the land from DNR for \$3 million and transfer it to the park system.

On Valentine's Day, 1980, Gov. Ray signed into law "a Valentine in perpetuity to the people of the state of Washington."



Washington State Growth Management Act (1990)

- The Washington State Growth Management Act (GMA) was adopted because the Washington State Legislature found that uncoordinated and unplanned growth posed a threat to the environment, sustainable economic development and the quality of life in Washington.
- GMA is a Washington state law that requires state and local governments to manage Washington's growth by identifying and protecting critical areas and natural resource lands, designating urban growth areas, preparing comprehensive plans and implementing them through capital investments and development regulations. This approach to growth management is unique among states. The act (Chapter 36.70A RCW) was adopted by the Legislature in 1990.



Evergreen Islands

South Fidalgo Island

City of North Anacortes





Evergreen Islands

South Fidalgo Island

Fidalgo City (1890)





1890s Plats

PLAT NAME	ACRES	BLOCKS	LOTS	LOT SIZE
Wood's Plat of North Anacortes	240	60	2400	30' x 100'
City of North Anacortes	100	31	930	25' x 135'
Gibraltar	160	42	1092	25' x 100'
Fidalgo City	680	109 70	1526 1820	50' x 100' 25' x 100'
Campbell Lake Addition	120	55	1320	25' x 100'



Evergreen Islands

South Fidalgo Island

South Fidalgo Subarea Plan (2001)

Evergreen Islands Appeal – Order (3)

**Evergreen Islands v. Skagit County, No. 00-2-0046c
Western Washington Growth Management Hearings Board**

- (3) Set a specific timetable for, and firm commitment to, the timely completion of the Fidalgo Sub-Area Plan. This plan must be completed and found to be compliant before the CaRD urban reserve development or any other increase in density are allowed to occur on the Island. The specific timetable and scope of work must be developed and supplied to us within 90 days.**



Evergreen Islands v. Skagit County

No. 00-2-0046c

- (c) Fidalgo Island. The community plan for Fidalgo Island shall include the following: provisions for maintaining the existing rural character and lifestyles of the island; an assessment of the natural and built environment such as, but not limited to: shoreline environs, geologically hazardous areas, drainage, marine and upland water quality, suitability of soils and geology for development, fish and wildlife habitat, open space areas/corridors, transportation networks, and availability and cost of public facilities and services. The Fidalgo Island Community Plan shall also consider previous land use studies and reports in determining whether additional rural density is appropriate to minimize large-lot sprawl and to create more logical boundaries incorporating the existing RI designations.



South Fidalgo Community Council Sub-Area Planning Process History

<http://southfidalgo.org/pages/sub-area-history.aspx>

- In a contentious CAC meeting on October 20, 2005, Tom Stowe moved, and Chuck Manning seconded, to recommend changing all Rural Reserve (1 house per 10 acres) zoning on south Fidalgo to Rural Intermediate (1 house per 2.5 acres). Both the county's consultant, Roger Wagoner of Berryman & Henigar, and CAC member Tom Glade expressed strong opposition to the motion. When the question was called, CAC members Goodman, Stowe, McNeil, Wooding, Trafton, and Manning voted in favor of the rezone. Glade voted no. Dinsmoor and Turner were absent. Glade moved to have the record state that changing the zoning to a “non-rural” density was against the law. That motion died for lack of a second.



South Fidalgo Community Council Sub-Area Planning Process History

- At an open house hosted by the county planning department on December 8, 2005, about 152 of 197 attendees indicated they "completely disagree" with the 2.5-acre rezone in an informal survey. Unpersuaded, the CAC voted at their January 26, 2006, meeting to have the 2.5-acre recommendation written into the final draft of the plan, to be ready in March 2006.
- After public outcry, the county planning department declared its intention to re-engage the public in the planning process, hiring a new consultant and scheduling a public forum at Anacortes High School for October 19, 2006. Planners endured a rocky reception from residents, who took over the microphone when facilitators indicated there would be no open public comment.
- Finally, the Skagit County Commissioners sent a letter dated November 14, 2006, to the citizens of South Fidalgo Island, declaring the Rural Intermediate proposal "off the table." After nearly two years of committee inactivity, the Commissioners formally dissolved the CAC and TAC through Resolution R20080510 on November 25, 2008.



Evergreen Islands

South Fidalgo Island

Mount Erie Clearcut (July, 2013)





Mount Erie Clearcut (July, 2013)

Appeal of Mitigated Determination of Nonsignificance

On March 18, 2013, Sedro-Woolley applicants filed a Forest Practice Conversion application (PL13-0102) and a Grading Permit application (BP13-0136) seeking to clearcut a 40- acre parcel on the southern flank of Mount Erie for residential development.

The project as it has been modified by the review process will significantly reduce the environmental impacts, including the aesthetic impacts, if conditioned as set forth below.

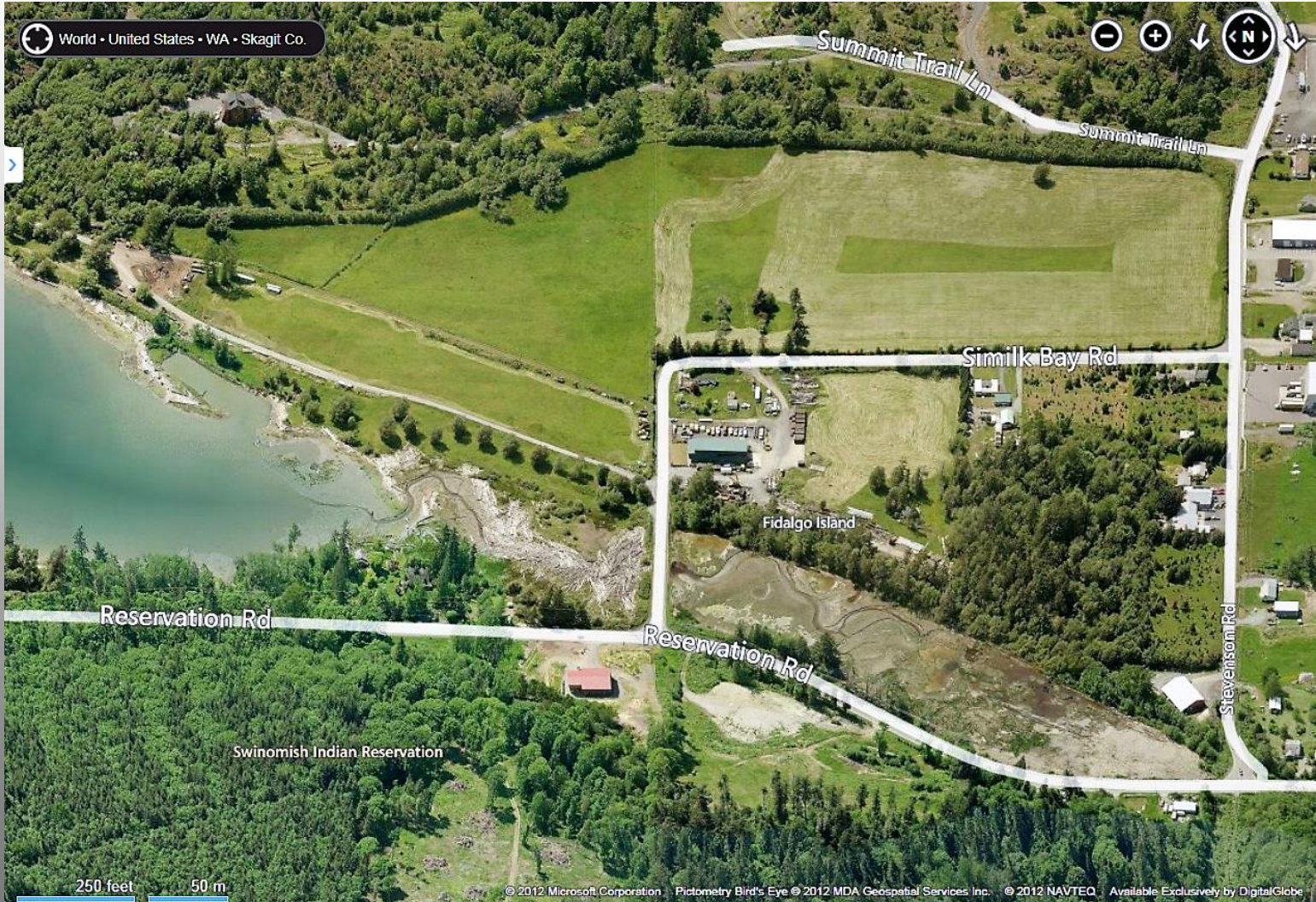
- 6. The property shall be selectively logged, not clear cut.
- 11. To the extent possible, screening trees shall be retained in the vicinity of the buildings and along the driveway. The applicants shall develop a Screening Plan which while preserving views from the house will to the extent possible obscure the structures built on the property from outside views. The County shall review and approve this plan.
- 12. The buildings on the site shall be finished in natural colors which blend into the background.



Evergreen Islands

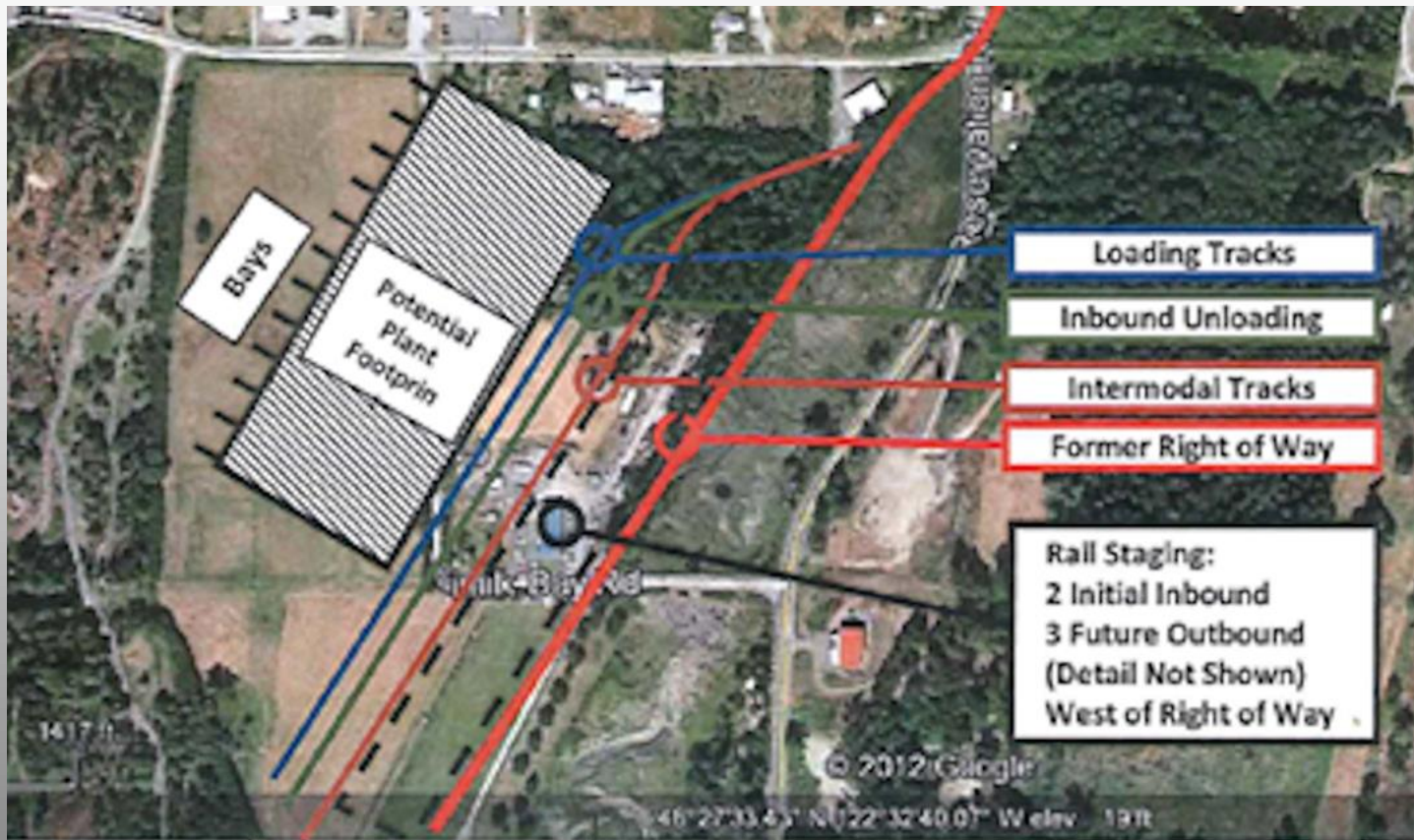
South Fidalgo Island

Turners Bay (2013)





Tethys Water Bottling Plant (2013)



Some Rail Service and Staging Areas
May Extend an Additional 700' +/-

Conceptual Plant Site Layout



Evergreen Islands

South Fidalgo Island

Bill & Pam Doddridge
Great America PAC

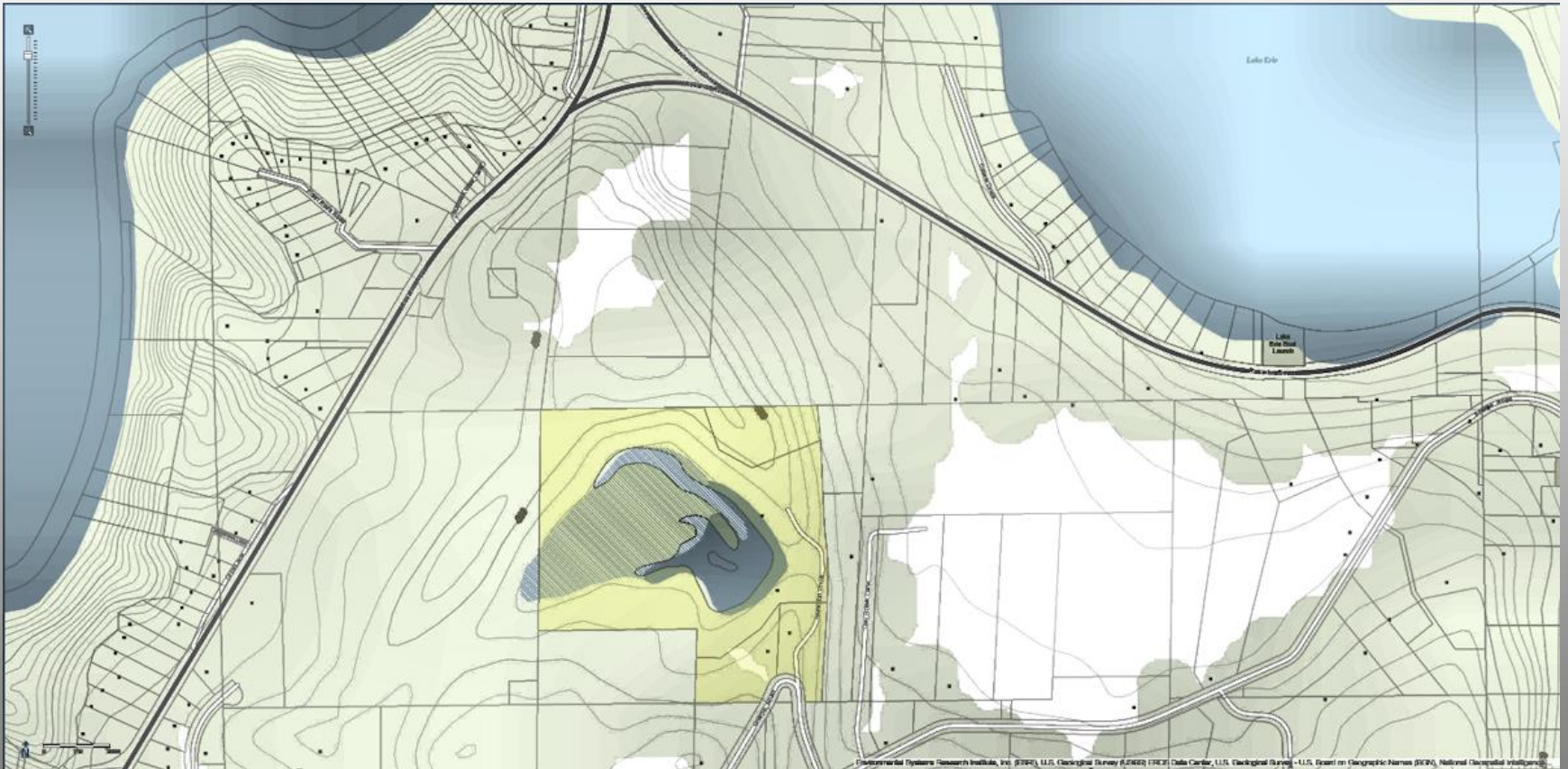




Evergreen Islands

South Fidalgo Island

Bill & Pam Doddridge
Great America PAC





P-12: South Fidalgo Rural Residential Zone

P-12: South Fidalgo Rural Residential Comprehensive Plan, Land Use Map, and Code Amendment

- Anaerobic Digesters
- Animal Clinic Hospitals such as the Pet Emergency Center on Memorial Highway
- Animal Preserves such as the Olympic Game Farm near Sequim
- Cemeteries
- Display Gardens such as Butchart Gardens
- Fish Hatcheries
- Golf Courses such as the Swinomish Golf Links
- Day-Use and Boarding Kennels such as Sunnyhill Kennels
- Manure Lagoons
- Off-Road Vehicle Use Areas such as Walker Valley
- Outdoor storage of hazardous materials
- Recreational Racetracks
- Wholesale Nurseries such as Skagit Gardens
- Seasonal Worker Housing
- Temporary Asphalt/Concrete Batching such as Concrete NW

From: Susan Goss
To: [PDS comments](#)
Subject: 2018 Docket of Proposed Policy, Code and Map amendments
Date: Tuesday, August 14, 2018 5:53:31 PM

Board of Commissioners,

RE: PL17-0414: Quaker Cove Ministries

I support the proposal to add pre-existing camps to the current Rural Intermediate zoning.

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

From: Kandy Greathouse
To: [PDS comments](#)
Cc: [Commissioners](#)
Subject: Comments on proposed "2018 Docket Item P-12: The South Fidalgo Island Rural"
Date: Sunday, August 26, 2018 3:50:07 PM

To Whom it may Concern,

We are opposed to the Proposed P-12 Zoning changes.

Respectfully,

Glenn and Kandy Greathouse
14689 Rosario Road
Anacortes, WA 98221

From: lyndon greene
To: [PDS comments](#)
Subject: 2018 Docket Item P-12: The South Fidalgo Island Rural Residential Map Amendment
Date: Tuesday, August 21, 2018 12:28:41 PM

I live on Fidalgo Island and I support P-12 - Option 4, except limit the lot coverage for Major Public Uses to 33,000 square feet.

Lyndon Greene
1905 10th ST
Anacortes, WA 98221

Sent from [Outlook](#)

From: Dawn Greenfield
To: [PDS comments](#)
Subject: Comments on proposed "2018 Docket Item P-12...Option One!"
Date: Friday, August 31, 2018 2:19:30 PM

To Whom it Matters!

I have enjoyed living on this 10 acres of rural reserve land for 21 years. All but a few of my neighbors have lived in this neighborhood longer than me; many 30-40 years. It was these neighbors that supported me in going thru the process to get a special use permit to use my acreage as an event venue. Our county has in place steps and processes for land owners to go through, already!!

I wish for myself and my neighbors who enjoy their rural reserve land to stay as is! I am all for Option ONE-NO action. Thank you!

Dawn Greenfield



www.greenfieldfarmandgardens.com

(360) 202-7002

(360) 399-1758

From: Katy Greenwood
To: [PDS comments](#)
Subject: 2018 Docket of Proposed Policy, Code and Map amendments
Date: Wednesday, August 15, 2018 6:22:26 PM

Board of Commissioners,

RE: PL17-0414: Quaker Cove Ministries

I support the proposal to add pre-existing camps to the current Rural Intermediate zoning.

Katy Greenwood
katymgreenwood@gmail.com
635 Military E
Benicia, California 94510

From: Howard Gulley
To: [PDS comments](#)
Subject: Proposed P-12 Zoning
Date: Friday, August 31, 2018 4:14:33 PM

During the public hearing on the subject zoning change it was brought up by a member of Evergreen Isles that the county was delinquent in not having a specific South Fidalgo plan. It should be noted that a community study group headed by Ed Goodman with representation from a wide breadth of residents worked to two years on this plan at the direction of the county commissioners. Evergreen Isles had representation on that committee. When it appeared that they were not going to get their way with only a couple of months to go, they stopped attending. Then when the plan was submitted in 2008 and accepted, Evergreen Isles filled a law suit to kill the plan. One of their complaints was that they were not included.

This same individual showed a Skagit PUD chart showing where they have service. He made the comment that there was a small spur with one hydrant on Campbell Lake Road. His point was that the P-12 area had little of no public water. The line down Campbell Lake Road is significant and has at least three hydrants. Community water groups on the west side of the island have paid for an extension of the Anacortes water lines to their area along Marine Drive. Additionally a number of individual, myself included have paid to connect to the Anacortes main line going down State Route 20 to Whidbey Island. His charts and comments were incomplete and biased.

It appears to this writer that Evergreen Isles major beef is that their own vision of a plan has not been adopted. P-12 should be rejected and the 2008 plan should be reopened for evaluation on its merits.

Respectfully submitted, Howard Gulley



This email has been checked for viruses by Avast antivirus software.

www.avast.com

From: Howard Gulley
To: [PDS comments](#)
Subject: FW: Proposed P-12 Zoning
Date: Friday, August 31, 2018 5:11:22 PM

Resubmitted to add snail mail address

Howard Gulley
13574 Tibbles Lane
Anacortes, WA 98221

From: Howard Gulley [mailto:gulleys@wavecable.com]
Sent: Friday, August 31, 2018 4:15 PM
To: 'pdscomments@co.skagit.wa.us'
Subject: Proposed P-12 Zoning

During the public hearing on the subject zoning change it was brought up by a member of Evergreen Isles that the county was delinquent in not having a specific South Fidalgo plan. It should be noted that a community study group headed by Ed Goodman with representation from a wide breadth of residents worked to two years on this plan at the direction of the county commissioners. Evergreen Isles had representation on that committee. When it appeared that they were not going to get their way with only a couple of months to go, they stopped attending. Then when the plan was submitted in 2008 and accepted, Evergreen Isles filled a law suit to kill the plan. One of their complaints was that they were not included.

This same individual showed a Skagit PUD chart showing where they have service. He made the comment that there was a small spur with one hydrant on Campbell Lake Road. His point was that the P-12 area had little of no public water. The line down Campbell Lake Road is significant and has at least three hydrants. Community water groups on the west side of the island have paid for an extension of the Anacortes water lines to their area along Marine Drive. Additionally a number

of individual, myself included have paid to connect to the Anacortes main line going down State Route 20 to Whidbey Island. His charts and comments were incomplete and biased.

It appears to this writer that Evergreen Isles major beef is that their own vision of a plan has not been adopted. P-12 should be rejected and the 2008 plan should be reopened for evaluation on its merits.

Respectfully submitted, Howard Gulley



This email has been checked for viruses by Avast antivirus software.

www.avast.com

From: Aurelia Hadley
To: [PDS comments](#)
Subject: 2018 Docket Item C-19: The OSRSI Map Amendment. Judith A. Hadley 130 SOUTH 6TH ST, MOUNT VERNON, WA 98274-3905
Date: Tuesday, August 21, 2018 1:05:52 PM

This statement is in regards to the 2018 Docket Item C-19: The OSRSI Map Amendment. The original map designation listed as Open Space of Regional/Statewide Importance is, by definition, not applicable to the private lands adjacent to the publicly held lands. The map definition has always pointed to the category of Industrial Forest for these parcels.

Nonetheless, the parcels in private ownership **STILL** have characteristics of open space and **STILL** are of regional and statewide importance. Additionally, there are numerous sites requiring protective treatment due to environmentally sensitive areas.

The Federal land mapped adjacent to the parcels needs to be identified in the proper agency. Where it is mapped as "BLM", it is in error. The Mt. Baker-Snoqualmie National Forest is **NOT** part of the Bureau of Land Management. National Forest land is under U.S. Department of Agriculture.

I support the proposed map amendment. The extraction of resources by private owners cannot, however, come at public expense. On the 26 Road, where my forest land is, the last flat parcel logged resulted in the entire road washing out. When we consider resource use, we must consider the revenue to Skagit County from the many recreation users who access wilderness via these roads. Our natural open space lands cannot sustain the regimens of outmoded management.

Judith A. Hadley
130 S. 6th St.
MOUNT VERNON
WA 98274-3905

From: Gary Hagland
To: [PDS comments](#)
Subject: Comments on proposed "2018 Docket Item P-12: The South Fidalgo Island Rural."
Date: Tuesday, August 21, 2018 12:45:30 PM

The Skagit chapter of the Citizens Alliance for Property Rights opposes the rezoning as outlined in proposed item P-12 and urges the Planning Commission and BOCC select **Option 1 – Do Nothing**. P-12 is unfair, unnecessary and, according to the August 15th *Anacortes American*, based on its feedback, it appears opposed overwhelmingly by residents of the areas affected on south Fidalgo Island.

P-12 would create an entirely new land use category, "Rural Residential" with restrictions not applied to other and sometimes adjacent properties. Why should home owners who find themselves living in these newly designated zones be subject to these requirements and prevented from uses of their land while their neighbors are not?

Some of the activities and uses that would not be permitted under this proposal would not happen anyway because it makes no economic sense according to a number of factors such as price and size of available land, increased transportation costs and similar facilities and operations elsewhere. For instance, there's virtually no chance that a large dairy or cattle operation would relocate to the island and necessitate a manure lagoon.

Others now require special use permits anyway and would have to go through an extensive process, including public commenting and hearing examiner review.

Probably the cruelest proposal in P-12 is that it would prevent property owners from a minor subdivision of their land unless piped water was available. Many rural Skagit families are close knit and want their grown children to be able to build nearby. Extending water lines is very costly and would deter all but the wealthy from following through with their plans. In addition, although proponents of the measure claim that water is drawn from a sole source aquifer and is threatened by further development, no study has been conducted.

One of the more puzzling aspects of the effort to change the zoning is that many, if not most, of those who favor the rezoning either do not live in the delineated zones or won't be affected by the new restrictions. However, these people want to dictate how others shall live. There's something very wrong with this picture.

Based on the above and last year's Planning Commission deliberations and vote, we believe the Commissioners should refuse to accept P-12 as an unwanted and unnecessary infringement of South Fidalgo residents' property rights by choosing Option 1.

Gary Hagland
CAPR, Skagit Chapter – President
2211 37th Court
Anacortes, WA 98221

(360) 899-5656 (H)
(360) 202-3750 (C)
haglandg@toriiitaining.com
<http://proprirights.org/skagit>

From: Gary Hagland
To: [PDS comments](#)
Subject: Comments on proposed "2018 Docket Item P-12: The South Fidalgo Island Rural Residential Map Amendment."
Date: Friday, August 31, 2018 9:43:31 AM

Please add the comments below to our August 21st submission on Item P-12, The South Fidalgo Island Rural Residential Map Amendment. We continue to urge the Planning Commissioners and the BOCC to vote for Option 1, Do Nothing.

Gary Hagland
CAPR, Skagit Chapter – President
2211 37th Court
Anacortes, WA 98221

(360) 899-5656 (H)
(360) 202-3750 (C)
haglandg@toritraining.com
<http://proprirights.org/skagit>

Two aspects of this proposal shed negative light on the fairness of the process itself and thus negatively affect public perception of county government. First is the inclusion of dropping the limit on the size of structures that can be built on private land, which is an accommodation to the Samish Nation desire to construct a cultural center of 33,000 square feet, 8000 square feet above what is currently allowed. We are not necessarily against the Samish getting their center or for limits on size of structures on private land, however, the measure was included solely to gain tribal support as they opposed the rezoning plan last year. This request was not part of the original and thus hasn't gone through the full docketing process. It should be reintroduced separately and treated as an entirely new item on next year's docket.

There is also the fact that the idea to add the cultural center clause to P-12 was the work of the former Skagit County Deputy Planning Director who now works for the Samish Nation as that tribe's planning director. Not only does he appear to still have influence with the county staff, his parents were also behind the effort to rezone.

Second, the county planning commission is supposed to be an unbiased arbiter of the myriad of projects and plans that are brought before it for consideration. One of its members, Mark Lundsten, has been an active player in the P-12 process, including writing a letter to the editor, signing the petition and publicly advocating for the proposal. This is not the behavior one expects of those sitting on the planning

commission and puts that body and the county itself in a bad light. Mr. Lundsten should recuse himself.

From: Martha
To: [PDS comments](#)
Subject: 2018 Docket Item P-12: The South Fidalgo Island Rural
Date: Thursday, August 23, 2018 11:39:52 AM

My name is Martha Hall.

I live at 2617 16th St, in Anacortes, WA.

I wish to submit comments on the South Fidalgo Island Residential Map Amendment.

I live on Fidalgo Island. Whatever happens on South Fidalgo Island certainly impacts the rest of our small island.

South Fidalgo is currently rural residential. Many of the uses that would be prohibited if P-12 is adopted are not compatible with rural residential zoning. Not many people would enjoy their rural home if someone chose to use adjacent property for things such as a race track, animal clinic, dog kennel, cinnercuak campground or asphalt or cement batching. Because Fidalgo is a very small island, and South Fidalgo is even smaller, the land base cannot withstand the impacts of these kinds of uses. It makes more sense to locate them in other parts of Skagit County.

Ground water is also very limited on Fidalgo Island. How much is known about its sources and resupply capability? Until these things have been studied and are understood, removing density bonuses for CaRDs makes sense. Many island are facing shortages of ground water.

As you know, the one main bridge onto Fidalgo Island, on Hwy. 20, is already congested with the tremendous growth we are seeing in areas such as Oak Harbor and Whidbey Island, and on Fidalgo Island. Many more people are also driving to Whidbey Island and Anacortes to vacation and to catch ferries. They also must use Hwy 20. Prohibiting uses that might add more traffic to Hwy. 20 makes sense, uses such as race tracks.

Thank you for the opportunity to comment on P-12.
Martha Hall

From: Delonna Halliday
To: [PDS comments](#)
Subject: 2018 Docket of Proposed Policy, Code and Map amendments
Date: Tuesday, August 21, 2018 6:19:22 AM

Board of Commissioners,

RE: PL17-0414: Quaker Cove Ministries

I started coming to Quaker Cove in about 1984 when I was 9 years old. Every year since I come a few times a year as a camper, helper, or leader. This is a place I know I am always welcome and it is filled with memories of adventure and growth. Something special happens at camp, when we ask kids to "go beyond" that which is experienced in everyday life.

The desire of the camp is to remain a responsible neighbor while staying open to continue to provide high quality spiritual and educational opportunities. The Seumes have done an amazing job revitalizing the camp and welcoming a new generation of campers.

I support the proposal to add pre-existing camps to the current Rural Intermediate zoning.

Feel free to contact me with any questions.

Delonna Halliday

Delonna Halliday

delonnah@gmail.com

4016 Fawcett Ave

Tacoma, Washington 98418-6631

From: Judy Hammer
To: [PDS comments](#)
Subject: 2018 Docket Item P-12: The South Fidalgo Island Rural Residential Map Amendment
Date: Sunday, August 19, 2018 5:58:08 PM

Dear Skagit County Commissioners:

I live on Fidalgo Island, and I support P-12 Option 4, EXCEPT please limit the lot coverage for Major Public Uses to 33,000 square feet. Thank you.

Judy Hammer
2304 Skyline Way, Suite 200
Anacortes, WA 98221

From: Rachel Hampton
To: [PDS comments](#)
Subject: 2018 Docket of Proposed Policy, Code and Map amendments
Date: Tuesday, August 14, 2018 10:26:01 PM

Board of Commissioners,

RE: PL17-0414: Quaker Cove Ministries

I support the proposal to add pre-existing camps to the current Rural Intermediate zoning.

Rachel Hampton
hamptonrachel2002@outlook.com
7200 SE Woodstock Blvd Apt 28
Portland, Oregon 97206

From: Merideth Hansen
To: [PDS comments](#)
Subject: South Fidalgo land use proposal
Date: Sunday, August 12, 2018 4:18:18 PM

Please do not alter current Anacortes/Fidalgo Island land use, as those green spaces are what makes Anacortes so picturesque, quaint, and unique compared to other cities of similar size in the PNW.

Merideth Hansen
2107 S 19th St
Mount Vernon, WA 98274

Sent from miPhonen

From: Nathan Hanson
To: [PDS comments](#)
Subject: 2018 Docket of Proposed Policy, Code and Map amendments
Date: Tuesday, August 14, 2018 8:48:13 AM

Board of Commissioners,

RE: PL17-0414: Quaker Cove Ministries

I support the proposal to add pre-existing camps to the current Rural Intermediate zoning.

Quaker Cove does great work in our community. I've volunteered my time there on several occasions. I'm a home owner and business owner in Anacortes and I love that this ministry is available here on Fidalgo Island.

Helping them to do their work better and more efficiently is an investment in our community. I hope you will approve their request.

Nate Hanson
Anacortes, WA

Nathan Hanson
n8hanson@hotmail.com
2515 D Avenue
Anacortes, Washington 98221

From: Nona Hanson
To: [PDS comments](#)
Cc: [Commissioners](#)
Subject: Comments on proposed "2018 Docket Item P-12: The South Fidalgo Island Rural."
Date: Tuesday, August 14, 2018 5:44:43 PM

Dear Sirs,

My husband and I own a home in the area that is being considered for rezoning. I do not want this area to be rezoned. I urge you to please select option 1 (no action) in this matter.

Thank you for your attention,

Nona Hanson MD

From: nonahanson32724
To: [PDS comments](#)
Cc: [Commissioners](#)
Subject: Re: Comments on proposed "2018 Docket Item P-12: The South Fidalgo Island Rural."
Date: Tuesday, August 14, 2018 6:10:06 PM

Sent via the Samsung Galaxy S7 edge, an AT&T 4G LTE smartphone

----- Original message -----

From: Nona Hanson <nonahanson32724@gmail.com>
Date: 8/14/18 5:44 PM (GMT-08:00)
To: pdscomments@co.skagit.wa.us
Cc: commissioners@co.skagit.wa.us
Subject: Comments on proposed "2018 Docket Item P-12: The South Fidalgo Island Rural."

Dear Sirs,

My husband and I own a home in the area that is being considered for rezoning. I do not want this area to be rezoned. I urge you to please select option 1 (no action) in this matter.

Thank you for your attention,

Nona Hanson MD
13580 Clayton Lane
Anacortes, WA 98221

From: Merry HarmonPenna
To: [PDS comments](#)
Subject: 2018 Docket of Proposed Policy, Code and Map amendments
Date: Tuesday, August 21, 2018 10:13:15 PM

Board of Commissioners,

RE: PL17-0414: Quaker Cove Ministries

I support the proposal to add pre-existing camps to the current Rural Intermediate zoning.

Merry HarmonPenna
merryot@gmail.com
P.O. Box 462
McKenna, Washington 98558

From: Merry HarmonPenna
To: [PDS comments](#)
Subject: 2018 Docket of Proposed Policy, Code and Map amendments
Date: Tuesday, August 21, 2018 10:13:30 PM

Board of Commissioners,

RE: PL17-0414: Quaker Cove Ministries

I support the proposal to add pre-existing camps to the current Rural Intermediate zoning.

Merry HarmonPenna
merryot@gmail.com
P.O. Box 462
McKenna, Washington 98558

From: Mark Harris
To: [PDS comments](#)
Subject: RE: "2018 Docket Item P-12: The South Fidalgo Island Rural Residential Map Amendment"
Date: Friday, August 10, 2018 2:46:21 PM

To: Skagit County Planning & Development Services
From: Mark Winfred Harris & Susan Marie Harris
Address: 13837 Redtail Ridge Lane, Anacortes, WA, 98221

Re: Opposed to P-12, New South Fidalgo Rural Residential Zone

We oppose the zoning re-designation defined by P12. Our reasons are as follows:

- First, there are many property owners in the “Fidalgo Rural Reserve” who specifically purchased their properties pursuant to the original zoning. Specifically, these lands were purchased for “uses that require moderate acreage and provide residential and limited employment and service opportunities” (see Sec 14.16.320 (1)). Changing this zoning will negatively impact these landowners – who have little or no legal remedy in the matter.
- Second, many of the proposed use prohibitions are “*Administrative Special Use*” (14.16.320 (3)(a) through (m)) or “*Hearing Examiner Special Use*” category (14.16.320 (4)(a) through (ee)). As such, requests for such uses are conditioned upon significant due diligence imposed upon the landowner and/or upon a formal *discretionary* approval process by the Planning Department – depending upon the “special use” being requested. The implication that all such uses would be granted upon request is simply not the case and only serves to incite undue concern.
- CaRDs (Conservation & Reserve Developments) – as articulated in section 14.16.320 (2)(d) and currently designated “Permitted Use” – appear to offer a unique opportunity for low impact population expansion – while maintaining the desired “rural” feel that currently exists in Fidalgo Island. These should be allowed to continue under “Permitted Uses” – as long as they meet the conditions set forth in SCC 14.18.300 – 14.18.330.

The rural nature of South Fidalgo Island has been protected and maintained by the current zoning designation. It has afforded some residents the ability to use a portion of their rural properties for ancillary employment opportunities - while coexisting with those residents who simply want to reside in a more rural setting. I see no reason why this cannot continue under the current zoning statues. Pushing to rezone our area is self-serving to those who could have purchased properties in other areas of Skagit County where more restrictive zoning exists.

Respectfully,

Mark W. Harris and Susan M. Harris
13837 Redtail Ridge Lane, Anacortes, WA 98221

From: David J Helland
To: [PDS comments](#)
Subject: 2018 Docket of Proposed Policy, Code and Map amendments
Date: Tuesday, August 14, 2018 8:49:10 AM

Board of Commissioners,

RE: PL17-0414: Quaker Cove Ministries

I support the proposal to add pre-existing camps to the current Rural Intermediate zoning. My parents and I were property owners under covenant with the Quaker Cove Corporation for many years and wish the rights and privileges under the original covenant to continue under this new rural zone designation.

David J Helland
davehelland@outlook.com
1101 STOCKWELL ST
ABERDEEN, Washington 98520-8035

From: Reanne Hemingway-Douglass
To: [PDS comments](#); [Commissioners](#)
Subject: Comments on proposed "2018 Docket Item P-12: The South Fidalgo Island Rural
Date: Wednesday, August 29, 2018 5:07:13 PM

Please count us among the voters who are **OPPOSED** to Item P-12.

We have lived at 13589 Clayton Lane for 19 years and prefer that no changes be made.

Réanne Hemingway-Douglass
Don Douglass

13589 Clayton Lane
Anacortes, WA 98221

From: RODNEY HENDRICKS
To: [PDS comments](#)
Cc: mollyh@wavecable.com; rodneyh@wavecable.com
Subject: Proposal PL17-0401 Quaker Cove
Date: Tuesday, August 28, 2018 10:40:16 PM

To whom it may concern,

Re: Proposal PL17-0414

We are:

Rodney and Molly Hendricks
14809 Gibraltar Rd.
Anacortes, WA. 98221

This letter is in regards to the Quaker Cove Ministries Retreat and their proposal PL17-0414.

We have lived in this beach community since 2008 and have enjoyed a nice quiet neighborhood up until this summer. Quaker Cove Ministries Retreat traffic and volume of people has increased every year and most notably this summer. As we understand it they are proposing a change to the code that would allow them to increase the activity on their property which is adjacent to ours. We strongly oppose this request they have made. Not only would it create even more noise and traffic in our neighborhood but it very well could devalue our property as any potential buyers might frown upon a campground retreat across the street.

Thank you for your time and consideration in this matter.

Sincerely,

Rodney and Molly Hendricks

From: Hendrickson, Warren
To: [PDS comments](#); [Commissioners](#)
Subject: Comments on proposed "2018 Docket Item P-12: The South Fidalgo Island Rural Residential Map Amendment."
Date: Saturday, August 18, 2018 1:10:16 PM
Attachments: [image003.png](#)
[image005.png](#)

August 18, 2018

Skagit County Board of Commissioners
c/o Planning & Development Services
1800 Continental Place
Mount Vernon, WA 98273

Subject: 2018 Docket Item P-12: The South Fidalgo Island Rural Residential Map Amendment

Good afternoon,

AOPA appreciates the opportunity to comment on the changes proposed for the Skagit County Comprehensive Plan relating to South Fidalgo Island.

I am Warren Hendrickson, NW Mountain Regional Manager for the Aircraft Owners and Pilots Association. AOPA is world's largest general aviation organization with over 9,700 members in Washington State. I was formerly the Airport Planner for Pierce County, Washington – owner of two public use general aviation airports – and I have direct experience in land use planning and airport operations and management. I am an active general aviation pilot, rated in seaplanes, and reside in Gig Harbor, WA.

AOPA opposes any proposed South Fidalgo Island Rural Residential Comprehensive Plan amendment that would remove "Aircraft landing field, private" as a "Hearing Examiner Special Use" category. Of the available options presently before the Skagit County Board Commissioners, AOPA supports Option 1, the "No Action Alternative."

The subject property currently includes long-standing private aviation activity on both residential land as well as the adjacent Lake Campbell. There is no known commercial aviation activity taking place. Ongoing flight operations are limited to single engine aircraft and unpowered hang-glider flights from nearby Mt. Erie. These relatively infrequent flight operations could potentially be restricted under the other amendment options, and that is not acceptable.

NAS Whidbey, less than five miles to the south and with its current stable of EA-18G Growler aircraft, provides a continuing source of aviation presence that will not be curtailed under the proposed amendment. Similarly, Lake Campbell has been the site of seaplane operations for dozens of years and at least one seaplane is currently based on the lake. The proposed amendment does not appear to have any impact on the lake's flight operations, or at least it is not clearly defined. Therefore, given the many aviation activities already extant in the area, restricting land-based flight operations from private property does not serve any real purpose other than to prohibit property owners from exercising full

use of their property now and in the future. The existing Hearing Examiner process will continue to provide adequate protection for the community regarding any future private airfield development. Such a process could include the setting of a maximum number of anticipated land-based operations as part of and as a compromise toward the issuance of a conditional use permit, further protecting the community's rural character.

For additional consideration, no mention of "grandfathering" existing aviation uses, for example, as a non-conforming land use – whether on land or on the lake – could be identified in the proposed Comprehensive Plan language. This should also be considered a deficiency in the proposed amendment.

For these reasons, AOPA opposes any proposed South Fidalgo Island Rural Residential Comprehensive Plan amendment that would remove "Aircraft landing field, private" as a "Hearing Examiner Special Use" category.

Thank you for your consideration.

Sincerely,



WARREN HENDRICKSON

Northwest Mountain Regional Manager, AOPA

WA, OR, ID, MT, WY, UT, CO

Aircraft Owners and Pilots Association

206.999.3111

4810 Point Fosdick Drive NW, Suite 501, Gig Harbor, WA 98335

www.aopa.org



[@AOPANorthwest](https://twitter.com/AOPANorthwest)



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From: Kathleen Highley
To: [PDS comments](#)
Subject: 2018 Docket of Proposed Policy, Code and Map amendments
Date: Wednesday, August 29, 2018 11:05:11 AM

Board of Commissioners,

RE: PL17-0414: Quaker Cove Ministries

I support the proposal to add pre-existing camps to the current Rural Intermediate zoning. My earliest memory is of staying at Quaker Cove with my family during a camp when I was very young. Quaker Cove has remained a strong reminder of fun, fellowship, safety, and community throughout my growing up years, into my career in sales, and in parenting of my own two children. The experience of working and being in community in a camp environment has help shape my interactions throughout life, and I support Quaker Cove's continuation and development for this generation and generations to come.

Kathleen Highley
kathleenhighley@gmail.com
2813 E 6th Street
Vancouver, Washington 98661

Planning Commissioners Board,

RECEIVED

AUG 24 2018

SKAGIT COUNTY
PDS

Dear Sirs,

This is in answer to your letter.

I do not want or do we need the changes you propose. I like it just the way it is.

I am 91 years old. I first came to Rosario when I was just a little girl. and if I could turn back the way it was in the beginning I would. It is a good habitat for the animals.

The deer, raccons, owls, eagles, quail etc.

So as you can see my answer is No.

I Love the peace + quiet at my home.

Sincerely,

Mary Hoagland



8KRGIT County Planning + Development
 Services
 1800 Continental Place
 Mount Vernon, WA
 98273-5625

382738525 0112



From: billhollman@comcast.net
To: [PDS comments](#)
Subject: P-12, Option 4
Date: Monday, August 20, 2018 7:27:22 AM

My name is William Hollman. I live at 1614 26th Circle, Anacortes, WA 98221.

I support P-12, Option 4, except limit the lot coverage for Major Public Uses to 33,000 sf.

Thank you,
William Hollman

From: Diana Holmes
To: [PDS comments](#)
Subject: Comments on proposed: 2018 Docket Item P-12: The South Fidalgo Island Rural Residential Map Amendment
Date: Friday, August 31, 2018 2:11:40 PM

Diana L. Holmes
PO Box 1967
Anacortes, WA 98221

My husband and I own land within the proposed rezoning wish to express our opposition to the South Fidalgo Island Rezone Proposal.

Why? The existing restrictions are onerous enough without adding more. Restrictions at whatever level limit our property use and decrease values. Not a county concern because there is no cost to Skagit County, right?

Maybe re-zoning should be subject to compensation to the property owners. The legal precedence of Eminent Domain already exists that allows public use of private property for the public good. The difference, “just compensation” is involved.

A cost to the public? Yes, but isn't the public the beneficiary “to maintain the existing rural character and lifestyles of the island”? Who better to bear the cost.

A side benefit, maybe re-zoning would be a more considered effort than it is now. We were here last year and here we are again. Doesn't Skagit County have better things on which to spend time and resources? Our tax dollars at work.

Thanks for Opportunity to Comment,

Diana Holmes

From: Jeff Holmes
To: [PDS comments](#)
Subject: Comments on proposed: 2018 Docket Item P-12: The South Fidalgo Island Rural Residential Map Amendment
Date: Friday, August 31, 2018 1:59:14 PM

Jeffrey W. Holmes
PO Box 1967
Anacortes, WA 98221

My wife and I own land within the proposed rezoning wish to express our opposition to the South Fidalgo Island Rezone Proposal.

Why? The existing restrictions are onerous enough without adding more. Restrictions at whatever level limit our property use and decrease values. Not a county concern because there is no cost to Skagit County, right?

Maybe re-zoning should be subject to compensation to the property owners. The legal precedence of Eminent Domain already exists that allows public use of private property for the public good. The difference, "just compensation" is involved.

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A side benefit, maybe re-zoning would be a more considered effort than it is now. We were here last year and here we are again. Doesn't Skagit County have better things on which to spend time and resources? Our tax dollars at work.

Thanks for Opportunity to Comment,

Jeff Holmes

From: Jenell Howells
To: [PDS comments](#)
Subject: 2018 Docket of Proposed Policy, Code and Map amendments
Date: Wednesday, August 15, 2018 11:23:19 AM

Board of Commissioners,

RE: PL17-0414: Quaker Cove Ministries

I support the proposal to add pre-existing camps to the current Rural Intermediate zoning.

The times I spent at Quaker Cove as a child are priceless, I hope to one day visit there with my own children.

Thankyou

Jenell Howells
bluekiwi.howells5@gmail.com
640 main road Riwaka rd3
Motueka, 7198

From: Dale Ireland
To: [PDS comments](#)
Subject: 2018 Docket of Proposed Policy, Code and Map amendments
Date: Wednesday, August 15, 2018 11:01:23 PM

Board of Commissioners,

RE: PL17-0414: Quaker Cove Ministries

I support the proposal to add pre-existing camps to the current Rural Intermediate zoning.

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

From: Martha Ireland
To: [PDS comments](#)
Subject: 2018 Docket of Proposed Policy, Code and Map amendments
Date: Wednesday, August 15, 2018 10:51:21 PM

Board of Commissioners,

RE: PL17-0414: Quaker Cove Ministries

I support the proposal to add pre-existing camps to the current Rural Intermediate zoning. Quaker Cove has been a good neighbor to the Fidalgo Island community since long before zoning existed. Being a pre-existing non-conforming use prevents campground improvements, and will potentially negatively impact the neighborhood by causing the camp to fall into disrepair. Amending the current zoning code to preserve pre-existing camps will have many positive effects and no negative impacts.

Quaker Cove is the reason I began visiting Skagit County in the early 1980s, and the reason I continue to visit and bring my family, contributing to your local economy.

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

From: von kalanquin
To: [PDS comments](#)
Subject: 2018 Docket item C-19
Date: Tuesday, August 7, 2018 9:52:20 PM

Hi,

I received some information about a land use amendment for some property of mine and I am trying to understand what this change means. Can someone explain what this zoning means in common language?

What does this mean to go from open space of regional importance to Industrial to industrial Natural resource land?

Von Kalanquin
Lot 33 Suiattle River Forest Sites

From: von kalanquin <ptarmigan31@hotmail.com>
Sent: Tuesday, August 7, 2018 6:56 PM
To: PDScomments@county.skagit.wa.us
Cc: von kalanquin
Subject: 2018 Docket item C-19

Hi,

I received some information about a land use amendment for some property of mine and I am trying to understand what this change means. Can someone explain what this zoning means in common language?

What does this mean to go from open space of regional importance to Industrial to industrial Natural resource land?

Von Kalanquin
Lot 33 Suiattle River Forest Sites

From: von kalanquin
To: [PDS comments](#)
Subject: Re: 2018 Docket item C-19
Date: Wednesday, August 8, 2018 11:01:44 AM
Attachments: [image001.png](#)

Thanks Stacie,

I am not familiar with zoning regulations but it sounds like this might not have much affect on the parcel owners? Is that fair to say. Are there any drawbacks or benefits by making this change. Also, is there a link to the map that was shared in the email? It hard to tell exactly what properties this relates to as the paper map wasn't printed that well.

Thank you fro your quick response.

Von

From: PDS comments <pdscomments@co.skagit.wa.us>
Sent: Wednesday, August 8, 2018 9:46 AM
To: 'von kalanquin'
Subject: RE: 2018 Docket item C-19

Good morning Von,

Thank you for your email concerning map amendment C-19. The County is proposing to change the land use designation of approximately 37 parcels in east Skagit County. These parcels currently have a public Open Space designation (a zoning used for parks and publicly-owned land), but they are all privately owned. The change in zoning to Industrial Forest – Natural Resource Land will reflect and support the private ownership of these properties.

Please let me know if you have any additional questions.

Stacie Pratschner, AICP

*Senior Planner / Team Supervisor
Long Range Planning*

Skagit County Planning & Development Services

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



From: von kalanquin <ptarmigan31@hotmail.com>
Sent: Tuesday, August 7, 2018 9:52 PM
To: PDS comments <pdscomments@co.skagit.wa.us>
Subject: 2018 Docket item C-19

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To: PDScomments@county.skagit.wa.us
Cc: von kalanquin
Subject: 2018 Docket item C-19

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What does this mean to go from open space of regional importance to Industrial to industrial Natural resource land?

Von Kalanquin

Lot 33 Suiattle River Forest Sites

From: Nichole Kean
To: [PDS comments](#)
Subject: 2018 Docket of Proposed Policy, Code and Map amendments
Date: Tuesday, August 14, 2018 8:10:06 AM

Board of Commissioners,

RE: PL17-0414: Quaker Cove Ministries

I support the proposal to add pre-existing camps to the current Rural Intermediate zoning.

Nichole Kean
cole2112@hotmail.com
5702 Rosario way
Anacortes , Washington Wa

August 20, 2018

To Whom it concerns:

RECEIVED
AUG 21 2018
SKAGIT COUNTY
PDS

RE: 2018 Docket of Proposed Policy, Code and Map amendments. RE: PL17-0414: Quaker Cove Ministries

I am writing in support of the proposal to add pre-existing camps to the current Rural Intermediate zoning. I lived directly across the street from the office and main parking lot of Quaker Cove from July 2014 until January 2018 at 14715 Gibraltar Road. I was one of the homeowners and my property bordered theirs on two sides, my deck was directly above their beach property, and my beach property bordered theirs. I wrote a similar letter supporting Quaker Cove in November 2017 while I was still living there.

While living on Gibraltar Road I saw several positive changes that occurred as the result of having Karl and Liz Seume as directors at Quaker Cove including the following:

- improving the property by maintaining the trails, getting rid of the garbage that had been dumped on the site, and improving the cabins
- establishing a relationship with the guests so the guests were invested in the area and were willing to take care of it and clean up their own trash
- creating a community that allowed me to meet some of my neighbors for the first time and participate in activities
- making the neighborhood feel safer -- with more activity around I didn't feel so isolated in a very spread out neighborhood, also, with visitors pulling in and out of the parking lot the people who normally speed by must slow down
-

I disagree with the statements (those that I was able to witness) made by a neighbor in the January 2018 petition to not allow Quaker Cove to change their usage.

- I never heard screaming until 10:30 pm,
- I only noticed vehicles driving from the main lot to the field occasionally,
- I do not believe there was an excessive number of people in the fields
- I did not hear band practice in cabins or notice outdoor movies
- I did see RVs sometimes but did not see both fields "filled with RVs"
- I do not believe that there was a constant amount of traffic that "increased the level to that of a commercial venture"

Once again, I support the proposal to add pre-existing camps to the current Rural Intermediate zoning. I don't believe that it will have a negative impact on the neighborhood and in fact, think that the camp brings positive changes and much-needed community to the neighborhood and to Anacortes.

Sincerely,
Lynn Keating
1221 Woburn St
Bellingham, WA 98229
360-826-2700

From: debi kelly
To: [PDS comments](#); [Commissioners](#)
Subject: Fwd: Fwd: Comments on proposed "2018 Docket Item P-12: The South Fidalgo Island Rural Residential Map Amendment."
Date: Thursday, August 30, 2018 10:51:12 PM

Dear County Commissioners,

I have chosen to live in South Fidalgo and feel this area fits the needs of my family and those of us in the area.

I hope you will consider that Option One on P-12 is in the best interest of the residents of our part of Skagit County.

Thank you very much,

Debi H. Kelly

From: henry kelly
To: [PDS comments](#); [Commissioners](#)
Subject: Fwd: Comments on proposed "2018 Docket Item P-12: The South Fidalgo Island Rural Residential Map Amendment."
Date: Thursday, August 30, 2018 10:22:14 PM

To Whom it May Concern:

As a resident of South Fidalgo Island, I encourage you to select Option One on P-12 issue.

I have chosen this area for very specific reasons. I am quite happy and would like to see no changes to our area.

Thank you,

Henry Kelly
6807 A Gibraltar Pl

From: the kellys
To: pdscomments@co.skagit.com; [Commissioners](#)
Subject: Comments on proposed "2018 Docket Item P-12: The South Fidalgo Island Rural Residential Map Amendment."
Date: Thursday, August 30, 2018 10:01:17 PM

To whom it may concern:

As residents of South Fidalgo island, I encourage you to please select Option One on P-12.

Those of us that live here have chosen this area for very specific reasons, and are quite happy and would like to see no changes to our area.

Thank you,

Mrs. Henry Kelly

From: JIM KENOTE
To: [PDS comments](#)
Subject: "2018 Docket Item P-12: The South Fidalgo Island Rural Residential Map Amendment"
Date: Saturday, August 11, 2018 4:54:12 PM

Subject: "2018 Docket Item P-12: The South Fidalgo Island Rural Residential Map Amendment"

To whom it may concern,

My wife and I are not in favor of the proposed P-12 amendment. We see no need for it nor compelling evidence that it is necessary. From what I can tell, it is something once again being put forth by a minority of residents with support from others with a political agenda who do not reside in the affected area. As large land owners, we've already suffered enough when the land was re-zoned several years ago from a 2 ½ acre minimum to a 10 acre minimum. This is just another unwarranted 'takings' pure and simple.

James P. & Teresa L. Kenote

Trinity Connection LLC

4204 Sharpe Rd

Anacortes, WA

98221

From: JIM KENOTE
To: [Commissioners](#)
Subject: "2018 Docket Item P-12: The South Fidalgo Island Rural Residential Map Amendment"
Date: Saturday, August 11, 2018 4:50:34 PM

Skagit County Commissioners,

My wife and I are not in favor of the proposed P-12 amendment. We see no need for it nor compelling evidence that it is necessary. From what I can tell, it is something once again being put forth by a minority of residents with support from others with a political agenda who do not reside in the affected area. As large land owners, we've already suffered enough when the land was re-zoned several years ago from a 2 ½ acre minimum to a 10 acre minimum. This is just another unwarranted 'takings' pure and simple.

James P. & Teresa L. Kenote

Trinity Connection LLC

4204 Sharpe Rd

Anacortes, WA

98221

KERTIS

6544 Whistle Lk. Terrace
Anacortes, WA

98221

RECEIVED

AUG 20 2018

SKAGIT COUNTY
PDS

PO-10

Origin: 98221
Destination: 98273
0 Lb 3.90 Oz
Aug 17, 18
5403640176-01

1005

PRIORITY MAIL 1-Day®

EXPECTED DELIVERY DAY: 08/18/2018

C012

USPS TRACKING NUMBER



9505 5138 2748 8229 1540 44

Comments on Proposed 2018 Docket Item P-12:
The South Fidalgo Island Rural Residential Map Amendment
Planning and Development Services
1800 Continental Place
Mt. Vernon, WA

98273

RECEIVED

AUG 20 2018

SKAGIT COUNTY
PDS

8/15/18

To: Skagit County Planning and Development Services
Re: "2018 Docket Item P-12: The South Fidalgo Island Rural Residential Map Amendment"

From: Tina Kertis
6544 Whistle Lake Terrace
Anacortes, Wa. 98221

Phone number: 360-293-6767

The number one concern of mine, involves the Rural Intermediate area that is Northeast of the Forest Lands. There are two sites, why are those areas even on this? The Forest Lands are to the South and West, the City is to the North and then the Rural Intermediate will remain to the East. The Forest Lands are surrounded by this zone change, except the Rural Resource/NRL near Heart Lake and the City entrance to Whistle Lake, both owned by the City. The area near the entrance to Whistle Lake is of great concern to me. I have been sent into a round about with no exit, by the City of Anacortes, the Contractor and this Department, about the easements given for Public access to the Whistle Lake Parking Lot.

I have discussed the easement given for entrance to Whistle Lake, with the City of Anacortes, since 1985 and have not been given a true answer. The City is not holding up to the agreement made in 1985, #8503110046 Thomas Thompson Parcel (WHISTLE LAKE ACCESS).

In 2014, about the same time as the Haddon Road Development started,, signs were posted to trees on my property, stating that a Development of 8 Luxury Homes was happening and to contact Brandon Black at 1800 Continental Place in Mt. Vernon. First we went to the Contractor, Nels Strandberg, his response was that nothing was being done up there at this time and to contact Mr, Black about our concerns. We did so and his response was, that he would let Mr, Strandberg aware of our concerns but there WAS a 60' easement there. #8312120063.

We approached the City again, because a 24' road is needed for that development and there was only a 20' easement through my property for Public Access. We received a response by the City on 11/13/14 and their response was, they had researched the documents and the roadway done by the Strandberg Development is within all recorded easements of record. On 11/12/14, Steven Lange got in touch with Marge Swint and was given the requirements needed. An Internal (Private)-per Skagit County Standard Detail B-1 and an External (Public) Roadway-per Skagit County Standard B-2 (# 816412). WHAT? When I looked up the documents filed by Whistle Lake LLC, the owner of P33437, I see a 1984 document being used. Nothing matches the facts.

There are filed documents, before and after, the Revised Clark Short Plot. The City was given land for a 20' easement, for Public Access to Whistle Lake Parking Lot and agreements were made.

I am not happy with the response that I have been given for quite some time now, just continuing to do easements as they want. What happened to the following files? I found them.

#8404020050
#8503110046
#8506120039
#8506120040
#8506120041
#8512040027

Also a parcel #33430, disappeared. I received a photo, from the Auditor, with a picture of my eastside road that states the City owns my Private Road. That was 8/24/14. Now, it is not listed but I have the photo I received. This zoning change involves this area and I would like an explanation.

I have read about trails and making new trails, agriculture, small business and a lot of complaints about motor vehicles, race tracks and shooting ranges, stating they do not belong on Fidalgo Island...excuse me? Every person that I know, who have a gun liscense and acreage, have a gun range on their property. There was a man named Kenny Oakes that built a lot of those trails in the City Forest Lands, on his motorcycle, for ALL to use... horses, walkers, bikers, motor vehicles. I understand that people do not want them on their proerty but others do want them. This Zoning surrounds the City Forest Lands, where motor vehicles are allowed. The City has already taken away a lot of those trails from motor vehicles and they seem to agree with this re-zoning plan, so if this zoning is to pass, will the City of Anacortes guarantee that the trails in the Forest Lands remain as is, or are they going to

remove motor vehicles from all trails, because the neighboring communities do not want them?

You must connect with PUD or City water (which the City controls both) for a new dwelling. I pay double for City water because I am in the County, will we pay the same as the City or vise versa, if this is to pass?

This proposal makes no sense what so ever. All it is doing is telling people what they can and can not do on their own property, making City rules in Rural areas. Any time you build, you have to get approval, so deal with the problems as they come, it is fine just the way it is. I use the Quaker Cove (in the Rural Intermediate) as an example, discussion with Planning and Development, problem solved. The Rural Reserve can use the same process.

I would like to hear a response.

Thank You,



Tina M. Kertis

SKAGIT COUNTY PUBLIC WORKS DEPARTMENT

1111 Cleveland Avenue, Mount Vernon, WA 98273-4215 (360) 336-9400 FAX (360) 336-9478

October 19, 2000

Mr. Terry Kertis
6544 Whistle Lake Terrace
Anacortes, WA 98221

*I have been put on
a round about with NO exit!
The County, The City and
a Contractor.*

Dear Mr. Kertis:

There seems to be some confusion as to Skagit County Public Works involvement in the parking and safety issues along the unnamed private gravel road, that borders your property, to Whistle Lake Park. I have tried to return your recent phone calls to our office regarding these issues with no success. Therefore, I am sending this letter in hopes of clearing up any misunderstanding.

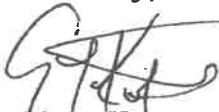
As I mentioned in previous telephone conversations, our records indicate that this is a private road maintained by the City of Anacortes as an access to the City Park. I also mentioned that I had contacted Anacortes City Engineer David Lervik, who was aware of the issues. He informed me that the City was in the process of looking at this parking problem. The City departments involved were the City Attorney's office, the Anacortes Police & Fire Departments, and the Anacortes Parks Department.

Though your property and the private road in question are located outside Anacortes city limits in Skagit County, Public Works has no jurisdiction over the unnamed private road or Whistle Lake Terrace, which is also private. Please refer further questions regarding this issue to David Lervik, Anacortes City Engineer at 293-1920, or call the Anacortes City Attorney's office at 293-1912.

*The
City
owns
it!*

You may also phone me at 336-9333/ext. 3149 if you have any questions or if I can be of any help in your dealings with the City of Anacortes regarding this safety issue. Thank you for your interest and concerns.

Sincerely,



Given Kutz
Traffic Engineering Technician

GK/kk

Cc: David Lervik, City of Anacortes Engineer, City Hall, Sixth & Q Street, Anacortes, WA 98221
City Attorney's Office, City Hall, Sixth & Q Street, Anacortes, WA 98221



STEVE LANGE
Public Works/Engineering

Phone: 360.661.3468
Fax: 360.293.1938
stevel@cityofanacortes.org

904 6th Street, P.O. Box 547
Anacortes, Washington 98221-0547

S PUBLIC WORKS DEPARTMENT

er, Public Works Director

CORTES, WA 98221 PH(360) 293-1919

nacortes.org

November 13, 2014

Terry Kertis
6544 Whistle Lake Road
Anacortes, WA 98221

SUBJECT: Easements, Roadway and Proposed Development

Dear Terry,

The purpose of this letter is to address your concerns that we discussed on August 4, 2014 with regards to easements, road maintenance and future roadway improvements by the Strandberg Development to the south.

Easements and current City of Anacortes Roadway Alignment:

Please see the attached vicinity map. I did some researched of recorded documents with Skagit County and developed a site map based on this information. The site map was overlaid onto the City of Anacortes Aerials which help identify the location of the existing roadway versus the easements and property lines that you were concerned about. It appears that the existing roadway is within all recorded easements of record.



Development - South:

On November 12, 2014, I contacted Marge Swint, Planner, with the Skagit County Planning Department. She informed me that the roadway requirements for the proposed Strandberg Development is as follows. See attached Standard Details.

- Internal (Private) Roadway – Per Skagit County Standard Detail B-1
- External (Public) Roadway – Per Skagit County Standard Detail B-2

One would anticipate that the new roadway will follow the center of the 20-foot (AF#816412), also shown on the attached vicinity map.

With regards to the Strandberg Development, if you have further questions, please contact Shane Whitney, Skagit County Public Works @ 360.336.9400.

Sincerely,

Steven Lange
Engineering Tech I/Project Manager

CC: Eric Shjarback, Don Measamer

Enclosed



- Water • Wastewater • Streets • Storm Drainage • Engineering • Solid Waste
- Transportation • Equipment • Capital Projects • Development Services



Site Search

Directory

Find It Here

Records

Contact

Assessor Home

Treasurer Home

Select a search option below:

Address Parcel # Owner Name (Last First) Road XrefID

Prior Searches

Enter Parcel #:

Clear Help

Print

Clear Prior Searches

Details Improvements Land Transfers History Taxes Permits Sales Comps

Details for Parcel: P33430

P33433

JONES DOUGLAS E
6535 WHISTLE LAKE TE...
Anacortes, WA 98221



Jurisdiction: Zoning Designation:
Picture of my east side road - Private

P33428

KERTIS TERRY L
6544 WHISTLE LAKE TE...
Anacortes, WA 98221

Parcel Number

XrefID

Quarter Section Township Range

P33430

was the west side

350231-4-007-0708

04 31 35 02

Owner Information

Site Address(es)

Location Map

P33430

CITY OF ANACORTES

PO BOX 547

Locate this Parcel on iMap

P33438

FOSS FORREST A & FOS...
6675 BIG CEDAR LANE
Anacortes, WA 98221

ANACORTES, WA 98221

Assessor's Parcel Map: PDF | DWF

2013 Values for 2014 Taxes* Exemption

Sale Information

2014 Property Tax Summary

P33437

WHISTLE LAKE LLC

Building Market Value \$0.00

Deed Type

2014 Taxable Value \$0.00

Land Market Value -\$900.00

Sale Date

General Taxes \$0.00

Total Market Value \$900.00

Sale Price \$0.00

Special Assessments/Fees

P33419

ROGERS HOWARD W & RO...
6738 BIG CEDAR LANE
Anacortes, WA 98221

Assessed Value \$900.00

Total Taxes \$0.00

Taxable Value \$0.00

* Effective date of value is January 1 of the assessment year (2013)

P33431

CITY OF ANACORTES

Legal Description Definitions

BEG AT CENTER SEC 31 TH N 88-28-03 W 34.84FT TH S 13-58-30 W 152.946FT TH S 70-21-56 E 333.37FT TH N 72-54-42 E 47.72FT TO TPOB TH S 2-08-35 W 116.78FT TH S 30-57-57 W 119.16FT TH S 23-28-27 W 149.08FT TH S 1-11-47 W 200.98FT TAP ON CRV TO LEFT HAV RAD OF 100FT TH ALG ARC OF SD CRV THROUGH C/A OF 46-51-53 81.79FT TH N 3-43 E 93.92FT TAP ON CRV TO RIGHT HAV A RAD OF 162FT TH ALG ARC SD CRV THRU C/A OF 19-45-27 55.86FT TH N 23-25-27 E 230.67FT TAP ON CRV TO LEF THAV RAD OF 75.40FT TH ALG ARC SD CRV THRU C/A OF 61-35-02 145.54FT TAP ON W LI TR "A" S/P#24-18 REV TH S 2-08-35 W 11.07FT TPOB

P33425

WIEGAND MARK L & WIE...
6588 WHISTLE LAKE TE...
Anacortes, WA 98221

Land Use (450) HIGHWAY & STREET RIGHT OF WAY

WAC 458-53-030

Neighborhood (990) TAX EXEMPT PROPERTIES; NO IMPROVEMENTS

Utilities

Levy Code 1485

Foundation

City District Skagit County

Construction Style

School District SD103

Exterior Walls

Fire District F11

Roof Style

Year Built

Roof Covering

Acres 0.47

Floor Construction

Living Area

Plumbing

Bedrooms

Heat-AirCond

Appliances

Fireplace

STEVE LANGE City of Anacortes Public works/engineering gave this to me at City Hall 8/4/2014 @ 1500 1 page

#4
12/12/1983

H 00

83

LAND TITLE COUNTY OF SKAGIT
M-7395

EASEMENT
8312120063

REQUES. Or

The Grantors, THOMAS N. THOMPSON and MARGARET A. THOMPSON, husband and wife, of 1153D Whistle Lake Road, Anacortes, Skagit County, Washington, for and in consideration of the sum of TWO THOUSAND DOLLARS (\$2,000.00) in hand paid, receipt of which is hereby acknowledged, hereby grants, conveys and delivers unto NORMAN J. LORENTZEN and GUDRUN E. LORENTZEN, husband and wife, of 1608 29th Street, Anacortes, Skagit County, Washington, a non-exclusive easement for ingress and egress, road and utilities, over, along, under and across a strip of land sixty feet (60') in width constituting a portion of Lots "C" and "D" of CLARK'S SHORT PLAT, as filed in Book 2 of Short Plats, at pages 240 and 241, records of Skagit County, Washington, being a portion of Section 31, Township 35 North, Range 2 East W.M., and lying adjacent to and immediately east and easterly of the following described line, situated in the County of Skagit, State of Washington, to-wit:

4374
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax
PAID
DEC 12 1983
Amount Paid \$ 21.58
By [Signature] Deputy

Commencing at the Northwest corner of Lot "D" of said SHORT PLAT; thence South 2°8'35" West along the West line of said Lot "D" a distance of 114.12 feet, to the TRUE POINT OF BEGINNING; thence continuing South 2°8'35" West 141.40 feet; thence South 30°57'57" West 119.16 feet; thence South 23°28'27" West 149.08 feet; thence South 1°11'47" West 233.48 feet to the terminal point of this description.

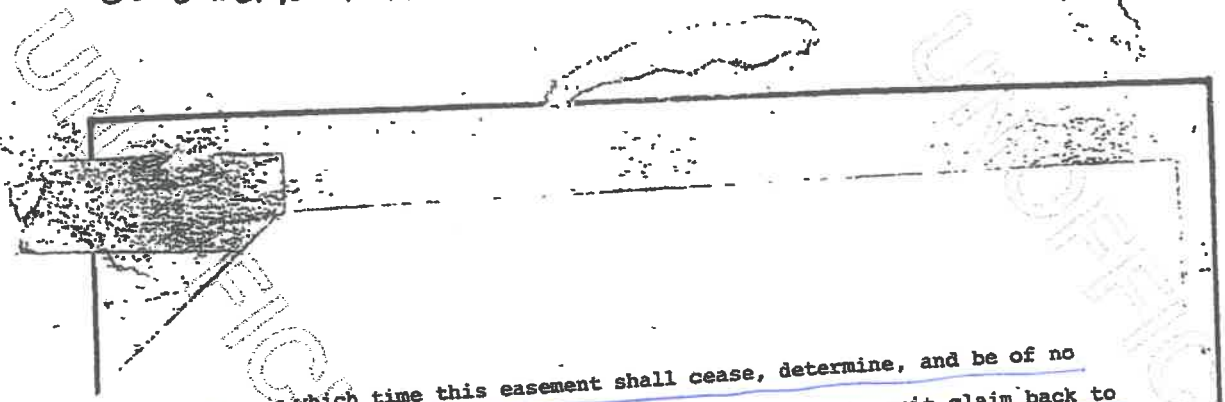
This Easement shall be appurtenant to and run with the land described as the Southwest ¼ of the Southeast ¼ of Section 31, Township 35 North, Range 2 East W.M., owned by the Grantees hereof.

This Easement shall continue in full force and effect until such time as there has been deeded to the City of Anacortes a portion of the Easement herein described for public road purposes by the Grantors hereof and by the owners of property immediately to the West of the line hereinabove described, so as to constitute a sixty foot public road which has been accepted by the City and upon which there has been constructed a road suitable for public travel, at

8312120063

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2nd page



which time this easement shall cease, determine, and be of no further use and effect, and Grantees agree to quit claim back to Grantors all interest in the easement area herein described.

Dated this 18th day of November, 1983.

Margaret A. Thompson (SEAL)

Thomas N Thompson (SEAL)

STATE OF WASHINGTON)
COUNTY OF SKAGIT :SS

On this day personally appeared before me THOMAS N. THOMPSON and MARGARET A. THOMPSON, to me known to be the individuals described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal this 18th day of November, 1983.

W. D. White
Notary Public in and for the State of Washington, residing at Anacortes

JEHR MCINTURFF
KAR

'84 APR - 2 P3 29

EASEMENT

8404020050

SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax
PAID

APR 2 1984

Amount Paid \$
By *[Signature]* Deputy

#5
8404020050

REQUEST OF
The Grantors, THOMAS N. THOMPSON and MARGARET A. THOMPSON,

husband and wife, of 1153D Whistle Lake Road, Anacortes, Skagit County, Washington, for and in consideration of the sum of ONE DOLLAR (\$1.00) in hand paid, receipt of which is hereby acknowledged, hereby grant, convey and deliver unto DORIS E. ENSLEY, of 1121 Whistle Lake Road, Anacortes, Skagit County, Washington, a non-exclusive easement for ingress and egress, road and utilities, over, along under and across a strip of land sixty feet (60') in width, constituting a portion of Lots "C" and "D" of CLARK'S SHORT PLAT, as filed in Book 2 of Short Plats, at pages 240 and 241, records of Skagit County, Washington, being a portion of Section 31, Township 35 North, Range 2 East W.M., and lying adjacent to and immediately east and easterly of the following described line, situated in the County of Skagit, State of Washington, to-wit:

Commencing at the Northwest corner of Lot "D" of said SHORT PLAT; thence South 2°8'35" West along the West line of said Lot "D" a distance of 114.12 feet, to the TRUE POINT OF BEGINNING; thence continuing South 2°8'35" West 141.40 feet; thence South 30°57'57" West 119.16 feet; thence South 23°28'27" West 149.08 feet; thence South 1°11'47" West 233.48 feet to the terminal point of this description.

This Easement shall be appurtenant to and run with the land described as the Northwest 1/4 of the Southeast 1/4 of Section 31, Township 35 North, Range 2 East, W.M, LESS the North 25 acres and road, owned by the Grantee hereof.

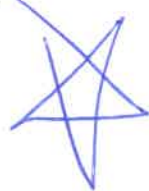
This Easement shall continue in full force and effect until such time as there has been deeded to the City of Anacortes a portion of the ~~land herein described for public road purposes~~ of the Grantors hereof and by the owners of property immediately to the west of the line hereinabove described, so as to constitute a sixty foot public road which has been accepted by the City and upon which there has been constructed a road suitable for public travel, at

SKAGIT COUNTY TITLE CO. M-2 594

8404020050

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2nd PAGE →



which time this easement shall cease, determine, and be of no further use and effect, and Grantees agree to quit claim back to Grantors all interest in the easement area herein described.

Dated this 18th day of January, 1984.

Thomas N. Thompson (SEAL)

Margaret A. Thompson (SEAL)

STATE OF WASHINGTON)
 :SS
COUNTY OF SKAGIT)

On this day personally appeared before me THOMAS N. THOMPSON and MARGARET A. THOMPSON, to me known to be the individuals described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal this 18th day of January, 1984.

W. L. Wells
Notary Public in and for the State of Washington, residing at Anacortes



WLT

Property conveyed to the City of Anacortes
#5 Safeco Title Search (ALL copies)

400

A-639

QUIT CLAIM DEED

8503110046

Island Title

The Grantors, THOMAS N. THOMPSON and MARGARET A. THOMPSON, husband and wife, for and in consideration of one dollar (\$1.00) and other good and valuable consideration conveys and quit claims to the City of Anacortes, a Washington Municipal Corporation, the following described real estate situated in the County of Skagit:

Property described on attached "Exhibit A" which is by this reference a part hereof.

Dated this 13th day of February, 1985

Thomas N. Thompson
Thomas N. Thompson

Margaret A. Thompson
Margaret A. Thompson

JERRY M. INTURFF
MAR 11 1985 3:45
QUESTOR

On this day personally appeared before me Thomas N. Thompson and Margaret A. Thompson, husband and wife, to me known to be the individuals described in and who executed the within and foregoing instrument and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal this 13th day of February, 1985

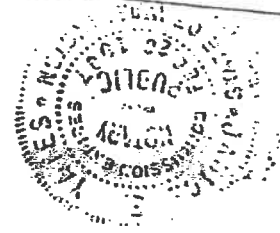
Jarvis E. Yates
Notary Public in and for the
State of Washington residing at
Anacortes

635
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax
PAID

MAR 11 1985

Amount Paid \$
Ruth Wylie, Co. Treas.
By W Deputy

8503110046



AN AREA OF APPROXIMATELY 0.47 ACRES

EXHIBIT A

THOMAS THOMPSON PARCEL
(WHISTLE LAKE ACCESS)

Beginning at the center of Section 31, Township 35 North, Range 2 East, W.M.,
(all bearings based on a line between the center of section 31 and the north 1/4
corner of section 31, being N 1°-56'-15"E.)

Thence N88°-28'-03"W, 34.84 feet; thence S 13-58-30W, 152.946 feet; thence S70°-
21'-56"E, 333.37 feet; thence N72°-54'-42"E, 47.72 feet to the true point of
beginning. Thence S2°-08'-35"W, 116.78 feet; thence S30°-57'-57"W, 119.16 feet;
thence S23°-28'-27"W, 149.08 feet; thence S1-11-47W, 200.98 feet to a point on
a curve to the left having a radius of 100 feet; thence along the arc of said
curve through a central angle of 46°-51'-53" a distance of 81.79 feet; thence
N3-43-00E, 93.92 feet to a point on a curve to the right having a radius of 162
feet; thence along the arc of said curve through a central angle of 19°-45'-27"
a distance of 55.86 feet; thence N23°-25'-27"E, 230.67 feet to a point on a curve
to the left having a radius of 75.40 feet; thence along the arc of said curve
through a central angle of 41-35-02 a distance of 145.54 feet to a point on the
west line of parcel "A" of Clark's short plat, 24-18 Rev. Thence S02-08-35W,
11.07 feet to the true point of beginning.

8503110046

vol. 593 page 446

Saland Title

SA-3642

500

EASEMENT

8506120040

The grantors, LOREN T. CLARK and LUELLA P. CLARK, husband and wife, for and in consideration of one-dollar (\$1.00) and other good and valuable consideration convey and quit claim to the City of Anacortes, a municipal corporation of the State of Washington, a permanent easement for roadway and utility purposes to provide public access to City-owned lands adjacent to said easement, said easement to be over, along, and through the following described property:

Beginning at the center of Section 31, Township 35 N, R2E, W.M., (all bearings based on a line between center of Section 31 and the north 1/4 corner of Section 31; being N 1° 56' 15" E.). Thence N 88° 28' 03" W., 34.84 feet; thence S 13° 58' 30" W., 152.946 feet; thence S 70° 21' 56" E., 296.13 feet to the true point of beginning of said parcel being a part of the east and south edge of Tract C - Clark Short Plat #24-18 Rev. dated 6/28/83. Thence S 70° 21' 56" E., 37.24 feet; thence N 72° 54' 42" E., 47.72 feet; thence S 02° 08' 35" W., 116.78 feet; thence S 30° 57' 57" W., 119.16 feet; thence S 23° 28' 27" W., 149.08 feet; thence S 01° 11' 47" W., 127.93 feet; thence N 86° 16' 54" W., 25.26 feet; thence N 3° 43' 00" E., 93.92 feet to a point on a curve to the right having a radius of 222 feet; thence along the arc of said curve through a central angle of 19° 45' 27" a distance of 76.55 feet; thence N 23° 28' 27" E., 230.67 feet to a point on a curve to the left having a radius of 75.40 feet; thence along the arc of said curve through a central angle of 93° 50' 23" a distance of 123.49 feet to the true point of beginning.

Dated this 10 day of June, 1985

Loren T. Clark
Loren T. Clark

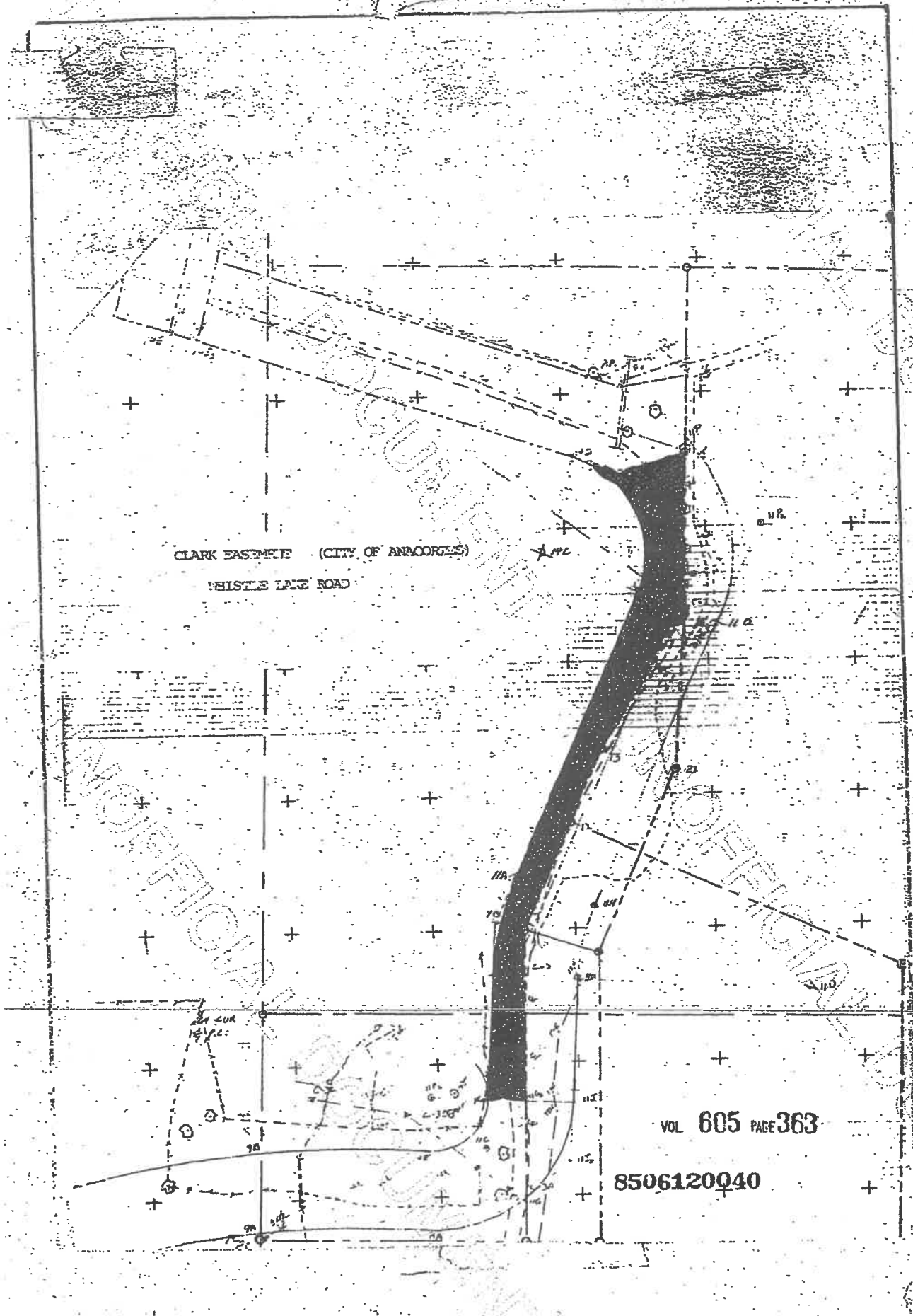
LueLLa P. Clark
LueLLa P. Clark

Commissioner of
Real Estate License for
Washington

Notary Public
Bath & Co. Inc.
By *W*

8506120040

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CLARK EASTMEYER (CITY OF ANCHORAGE)

WHISLE LAKE ROAD

VOL 605 PAGE 363

8506120040

#17 on Safeco Title search

8512040027

#17

Different Easement

Salona Title

R-809 8512040027 EASEMENT

For a valuable consideration, receipt of which is hereby acknowledged, the Grantor(s), Thomas N. Thompson and Margaret A. Thomason (Husband and wife)

hereby grant and convey to the Grantee(s), To property owners of short plat lots 1, 2, and 4. To David and Kathy Jensen and Norm and Gobby Lorentzen.

successors and assigns, the right, privilege and authority to construct, improve, repair and maintain Water and utility lines

across, over and upon Lot 3* and Lot 2** feet of the following land, located in Skagit County, State of Washington, to-wit:

*Lot number 3 of the revised short plat (short plat #24-78 Rev. 5/30/84 filed with Skagit County, June 1, 1984). Survey in sec. 31, T.W.P. 35N, R2E, W.M., Skagit County. A 20 foot easement over center of what is designated as "Cat Road" on Clark's rev. short plat filed June 1, 1984.

**Lot number 2 of the revised short plat (short plat #24-78 Rev. 5/30/84 filed Skagit County, June 1, 1984). Survey in sec. 31, T.W.P. 35N, R2E, W.M. Skagit County. A 20 foot easement over center of what is designated as "Cat Road" on Clark's rev. short plat filed June 1, 1984, and continues to the most southern boundary of lot #2 as close to the east boundary line as feasible for construction purposes.

SKAGIT COUNTY WASHINGTON Real Estate Excise Tax PAID

DEC 1 1995

Amount Paid \$ 0.00 Skagit County, Wash. Deputy

85 DEC 4 1995 REQUEST OF JERRY M. HUNTER

The covenants herein contained shall run with the land and are binding upon all subsequent owners thereof.

In Witness Whereof, the said Grantor(s) have executed this instrument this 5th day of December 19 85

Thomas N. Thompson Margaret Anne Thomason

STATE OF WASHINGTON, County of SKAGIT ss. (Individual Acknowledgment)

I, JAMIE E. YATES, Notary Public in and for the State of Washington, residing at ANACORTES, do hereby certify that on this 4th day of December 19 85, personally appeared before me THOMAS N. THOMPSON AND MARGARET ANNE THOMPSON

to me known to be the individual(s) described in and who executed the within instrument and acknowledged that they signed the same as their free and voluntary act and deed for the uses and purposes herein mentioned.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this 4th day of December 19 85

Jamie E. Yates

Notary Public in and for the State of Washington, residing at Anacortes in said County.

8512040027

Washington Legal Blank Co., Bellevue, WA Form No. 1 8-79 MATERIAL MAY NOT BE REPRODUCED IN WHOLE OR IN PART IN ANY FORM WHATSOEVER.

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S1° P33350

3

P33282

AF#9712180033
V20 P23

P33355

P33354

P33302

P33303

P33281

P33310

S/P 44-74

P33356

P33308

P33309

P33311

P33436

P3343

PRIVATE

2

P101492

SURVEY
AF#980804008
V20 P193

S/P 92-055

P33418

P102838

P33407

P33422
CLARK'S S/P
*
P33430
Exact Location Unknown
*
P33431
Exact Location Unknown

P33428
S/P 24-78 REV

P33429

P33417

4

P102839

P33411

P33419

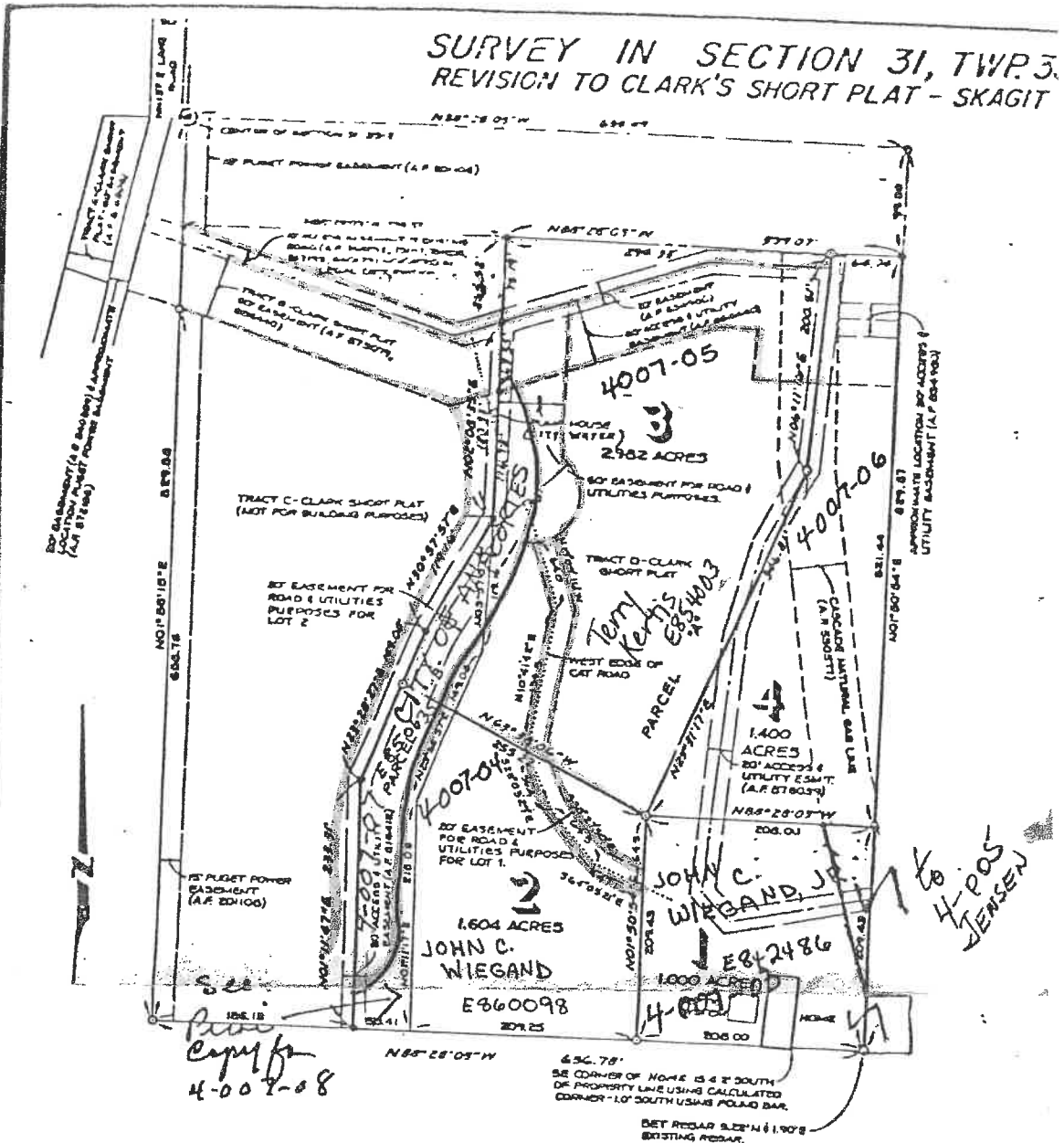
*Many others
I have been given
that do not match*

P33412

SURVEY
AF NO.9509180085

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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SURVEY IN SECTION 31, TWP. 5.
REVISION TO CLARK'S SHORT PLAT - SKAGIT



NOTE:
ON THE ORIGINAL CLARK SHORT PLAT, TRACTS A & B WERE TO BE USED FOR ROAD AND UTILITY PURPOSES AND TRACT C WAS NOT TO BE USED FOR BUILDING PURPOSES.

NOTES

1. ALL MAINTENANCE AND CONSTRUCTION OF PRIVATE ROADS ARE THE RESPONSIBILITY OF THE LOT OWNERS AND THE RESPONSIBILITY OF MAINTENANCE SHALL BE IN DIRECT RELATIONSHIP TO USAGE OF ROAD.
2. SHORT PLAT NUMBER AND DATE OF APPROVAL SHALL BE INCLUDED IN ALL DEEDS AND CONTRACTS.
3. ZONING - RESIDENTIAL RESERVE - 1 ACRE TRACTS
4. BEWARE DISPOSAL - INDIVIDUAL SEPTIC SYSTEMS
5. WATER - CITY OF ANNEBORO
6. O - DENOTES EXISTING MOUNTAINS
7. D - DENOTES EXISTING DRAINAGE
8. BASIS OF SURVEY - DISTRICT SURVEY SHORT PLAT NO. 100

7
T
W
P
5
S
1
E
1
D
V
I
D

ANACORTES

2-006 Sue chisholm ETAL
E831816
2-005
Geo. P. MANN
E792431
533052 592023
2-005-0

1-006
CLAUDE STEWART
DORIS E. ENSLEY 781236, 1-007-0
ALMA PALMEREN
1-007-07 742780 1-007

TRUSTEES
MPC
891
0-019

2-009
2-007
RONALD A. PINSON
E812258

1-015
1-011
NORMAN WILG 792751-52
1-014

0-015 LO
P.S. P. E.

2-011
012 10540
E800651

LESLIE A. JOHNSON
E792431
1-009
744549 73932
HENRY A. HARRISON
744550
744916
1-010

SPRADLEY ROAD
MARY
SOL
RIEDEL
150-033
ROBERT S. SACHS
LINDA C. CROSS
2-017
2-016
CITY
846557

0-021
1-012
GEO. W. BARTH
E820974
25
0-043
JACK CLARK DAL
651567

0-020
4-91831
0-910-05
WILLIAM
KIMBERG
G. STUCKE
77629

3-003
780437
3-003-01
LAREN CLARK
3-003-01
3-006
HELEN HENSTAD
593775
7800318
3-002
3-001

4-005-01
Coney
Nibarger
760512
8843391
854131
824678
24-78
DAVID
JENSEN
1-005

WERNER
ROBER
PER
836980
4-002
4-003

DON
JETER
3-001
CITY
WATER DEPT.

DORIS E. ENSLEY
4-006
735475

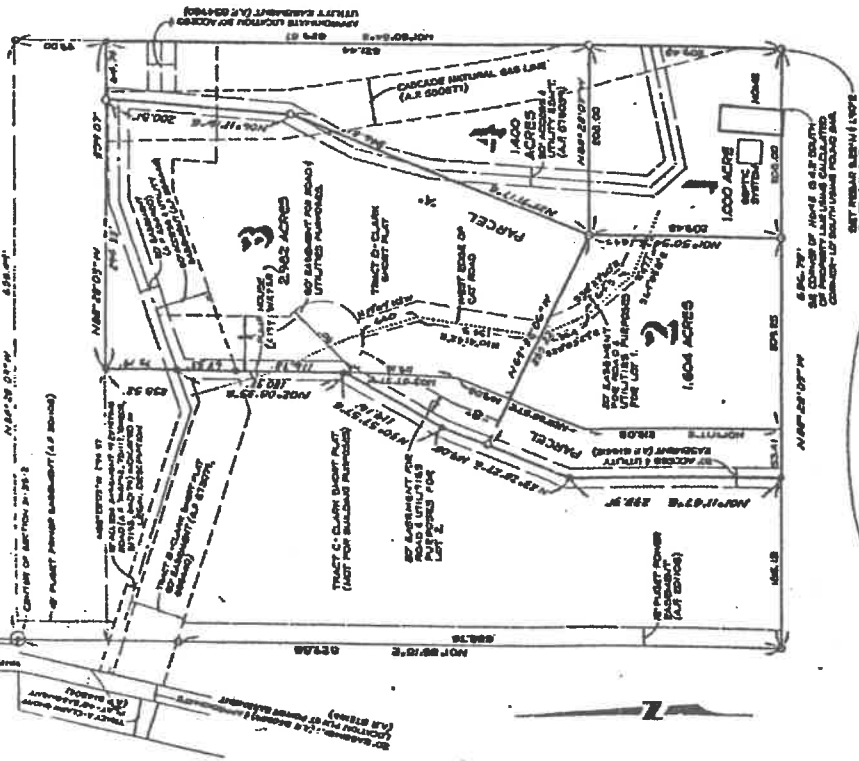
NEVILL
4-003

3-001

4-013
NORMAN LORENTZEN

FIDAL
ADDN
ANACORTES

**SURVEY IN SECTION 31, TWP 35N, R 2E, W.M.
REVISION TO CLARK'S SHORT PLAT - SKAGIT COUNTY, WA.**



NOTE: ON THE ORIGINAL CLARK SHORT PLAT, TRACTS A & B WERE TO BE USED FOR ROAD AND UTILITY PURPOSES AND TRACT C WAS NOT TO BE USED FOR BUILDING PURPOSES.

This sketch is furnished for information purposes only to assist in property location with reference to streets and other parcels. No representation is made to accuracy. The company assumes no liability for any loss occurring through negligence thereon.

- NOTES**
1. ALL MAINTENANCE AND CONSTRUCTION RESPONSIBILITY OF THE LOT OWNERS AND THE RESPONSIBILITY OF MAINTENANCE SHALL BE IN DIRECT RELATIONSHIP TO USAGE OF ROAD.
 2. SHORT PLAT NUMBER AND DATE OF APPROVAL SHALL BE INCLUDED IN ALL DEEDS AND CONTRACTS.
 3. ZONING - RESIDENTIAL RESERVE - 1 ACRE TRACTS.
 4. SEWER DISPOSAL - INDIVIDUAL SEPTIC SYSTEMS.
 5. WATER - CITY OF ALACORTES.
 6. 0 - DENOTES IRON PIPE WITH CAP SET AT PROPERTY CORNERS.
 7. 1 - DENOTES EXISTING MONUMENTS.
 8. BASIS OF SURVEY - SKAGIT COUNTY SHORT PLAT NO. 24-76.
 9. 2 - DENOTES EXISTING IRON PIPE SET OTHER SURVEY.

LEGAL DESCRIPTION

PARCEL "A", BEGINS AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 35 NORTH, RANGE 2 EAST, W.M., BEING A PORTION OF THE SOUTH HALF OF SECTION 31, TOWNSHIP 35 NORTH, RANGE 2 EAST, W.M., TOGETHER WITH A NON-REVENUE EASEMENT FOR INHERITS, EGRESS AND UTILITIES OVER AND ACROSS AN EXISTING ONE LANE DIRT ROAD, IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 35 NORTH, RANGE 2 EAST, W.M., WHICH GENERALLY FOLLOWS THE FOLLOWING DESCRIBED STAKING LINE:

BEGINNING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION, THENCE SOUTH 85°07'00" WEST, A DISTANCE OF 103.87 FEET, THENCE SOUTH 75°25'50" WEST, A DISTANCE OF 141.14 FEET, THENCE SOUTH 75°25'50" WEST, A DISTANCE OF 141.14 FEET TO THE TERMINAL POINT OF SAID LINE.

PARCEL "B", THAT PORTION OF THE WEST HALF OF THE NORTH 28 ACRES OF THE NORTHWEST QUARTER OF THE SOUTH-EAST QUARTER OF SECTION 31, TOWNSHIP 35 NORTH, RANGE 2 EAST, W.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER OF THE SOUTH-EAST QUARTER OF SAID SECTION, THENCE SOUTH 85°07'00" WEST, A DISTANCE OF 103.87 FEET, THENCE SOUTH 75°25'50" WEST, A DISTANCE OF 141.14 FEET, THENCE SOUTH 75°25'50" WEST, A DISTANCE OF 141.14 FEET TO THE TERMINAL POINT OF SAID LINE.

PARCEL "C", THAT PORTION OF TRACT "C" OF SKAGIT COUNTY SHORT PLAT NO. 24-76.

ALL SITUATED IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

ACKNOWLEDGEMENT

STATE OF WASHINGTON, COUNTY OF SKAGIT, BEFORE ME, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared _____, who acknowledged to me that he is the owner of the above described premises and that he executed the within instrument and acknowledged that they signed and sealed the same as their free and voluntary act and deed for the uses and purposes therein mentioned. Witness my hand and official seal hereto this _____ day of _____, 1983.

TO ME KNOWN TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE WITHIN INSTRUMENT AND ACKNOWLEDGED THAT THEY SIGNED AND SEALED THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN MENTIONED. WITNESS MY HAND AND OFFICIAL SEAL HERETO AFFIXED THE DAY AND YEAR ABOVE WRITTEN.

NOTARY PUBLIC
RESIDING AT _____

TREASURER'S CERTIFICATE

THIS IS TO CERTIFY THAT ALL TAXES HERETOFORE LEVIED AND WHICH HAVE BECOME A LIEN UPON THE LANDS HEREBY DESCRIBED, HAVE BEEN FULLY PAID AND DISCHARGED, ACCORDING TO THE RECORDS OF MY OFFICE, UP TO AND INCLUDING THE YEAR OF _____, SIGNED AND SEALED THIS _____ DAY OF _____, 1983.

NOTARY PUBLIC
RESIDING AT _____

SKAGIT COUNTY TREASURER

CONSENT

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED SUBSCRIBERS HEREBY CERTIFY THAT THIS SHORT PLAT IS MADE AS THEIR FREE AND VOLUNTARY ACT AND DEED.

[Handwritten signatures and names]

ACKNOWLEDGEMENTS

STATE OF WASHINGTON, COUNTY OF SKAGIT, BEFORE ME, the Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared _____, who acknowledged to me that he is the owner of the above described premises and that he executed the within instrument and acknowledged that they signed and sealed the same as their free and voluntary act and deed for the uses and purposes therein mentioned. Witness my hand and official seal hereto this _____ day of _____, 1983.

TO ME KNOWN TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE WITHIN INSTRUMENT AND ACKNOWLEDGED THAT THEY SIGNED AND SEALED THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN MENTIONED. WITNESS MY HAND AND OFFICIAL SEAL HERETO AFFIXED THE DAY AND YEAR ABOVE WRITTEN.

NOTARY PUBLIC
RESIDING AT _____

STATE OF WASHINGTON, COUNTY OF SKAGIT, BEFORE ME, the Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared _____, who acknowledged to me that he is the owner of the above described premises and that he executed the within instrument and acknowledged that they signed and sealed the same as their free and voluntary act and deed for the uses and purposes therein mentioned. Witness my hand and official seal hereto this _____ day of _____, 1983.

TO ME KNOWN TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE WITHIN INSTRUMENT AND ACKNOWLEDGED THAT THEY SIGNED AND SEALED THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN MENTIONED. WITNESS MY HAND AND OFFICIAL SEAL HERETO AFFIXED THE DAY AND YEAR ABOVE WRITTEN.

NOTARY PUBLIC
RESIDING AT _____

STATE OF WASHINGTON, COUNTY OF SKAGIT, BEFORE ME, the Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared _____, who acknowledged to me that he is the owner of the above described premises and that he executed the within instrument and acknowledged that they signed and sealed the same as their free and voluntary act and deed for the uses and purposes therein mentioned. Witness my hand and official seal hereto this _____ day of _____, 1983.

TO ME KNOWN TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE WITHIN INSTRUMENT AND ACKNOWLEDGED THAT THEY SIGNED AND SEALED THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN MENTIONED. WITNESS MY HAND AND OFFICIAL SEAL HERETO AFFIXED THE DAY AND YEAR ABOVE WRITTEN.

NOTARY PUBLIC
RESIDING AT _____

STATE OF WASHINGTON, COUNTY OF SKAGIT, BEFORE ME, the Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared _____, who acknowledged to me that he is the owner of the above described premises and that he executed the within instrument and acknowledged that they signed and sealed the same as their free and voluntary act and deed for the uses and purposes therein mentioned. Witness my hand and official seal hereto this _____ day of _____, 1983.

TO ME KNOWN TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE WITHIN INSTRUMENT AND ACKNOWLEDGED THAT THEY SIGNED AND SEALED THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN MENTIONED. WITNESS MY HAND AND OFFICIAL SEAL HERETO AFFIXED THE DAY AND YEAR ABOVE WRITTEN.

NOTARY PUBLIC
RESIDING AT _____

STATE OF WASHINGTON, COUNTY OF SKAGIT, BEFORE ME, the Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared _____, who acknowledged to me that he is the owner of the above described premises and that he executed the within instrument and acknowledged that they signed and sealed the same as their free and voluntary act and deed for the uses and purposes therein mentioned. Witness my hand and official seal hereto this _____ day of _____, 1983.

TO ME KNOWN TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE WITHIN INSTRUMENT AND ACKNOWLEDGED THAT THEY SIGNED AND SEALED THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN MENTIONED. WITNESS MY HAND AND OFFICIAL SEAL HERETO AFFIXED THE DAY AND YEAR ABOVE WRITTEN.

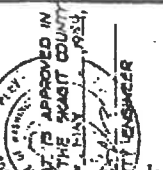
NOTARY PUBLIC
RESIDING AT _____

STATE OF WASHINGTON, COUNTY OF SKAGIT, BEFORE ME, the Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared _____, who acknowledged to me that he is the owner of the above described premises and that he executed the within instrument and acknowledged that they signed and sealed the same as their free and voluntary act and deed for the uses and purposes therein mentioned. Witness my hand and official seal hereto this _____ day of _____, 1983.

TO ME KNOWN TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE WITHIN INSTRUMENT AND ACKNOWLEDGED THAT THEY SIGNED AND SEALED THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN MENTIONED. WITNESS MY HAND AND OFFICIAL SEAL HERETO AFFIXED THE DAY AND YEAR ABOVE WRITTEN.

NOTARY PUBLIC
RESIDING AT _____

SHORT PLAT NUMBER 24-78
DATE FEB 5, 1983



BY DEPUTY
SKAGIT COUNTY AUDITOR
SCALE: 1"=100'
G-156
SP6-156

From: Katherine Khan
To: [PDS comments](#)
Subject: 2018 Docket of Proposed Policy, Code and Map amendments
Date: Wednesday, August 15, 2018 12:02:13 PM

Board of Commissioners,

RE: PL17-0414: Quaker Cove Ministries

I support the proposal to add pre-existing camps to the current Rural Intermediate zoning. I grew up going to Quaker Cove and have very fond memories. I'm grateful for the experiences I had there and want to see kids these days have the same experiences. Especially with all the video game usage now days, kids need outdoor experiences.

Thank you,

Katherine Khan

Katherine Khan
katherinedkhan@gmail.com
171 Shorebreaker dr
Laguna Niguel, California 92677

From: froghollow sisna.com
To: [PDS comments](#)
Subject: 2018 Docket Item P-12: The South Fidalgo Island Rural
Date: Monday, August 20, 2018 7:52:08 AM

I am a resident of Fidalgo Island and strongly support Option 4 of the P-12 proposal. I strongly believe that the rural character must be maintained. Building by the Samish Tribe should be limited to 33,000 square feet. That is a huge building and a larger structure is not justifiable.

Eugene Kiver
4210 Tyler Way
Anacortes, WA 98221

From: Anna Knox
To: [PDS comments](#)
Subject: 2018 Docket of Proposed Policy, Code and Map amendments
Date: Monday, August 27, 2018 6:03:07 PM

Board of Commissioners,

RE: PL17-0414: Quaker Cove Ministries

I support the proposal to add pre-existing camps to the current Rural Intermediate zoning.

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

From: Shannon Korrell
To: [PDS comments](#)
Subject: 2018 Docket Item P-12: The South Fidalgo Island Rural Reserve Residential Map Amendment
Date: Thursday, August 30, 2018 6:16:58 PM

To Whom it May Concern,

I am writing as instructed by the Planning and Development Services letter of July 30, 2018.

I am a property owner and resident of the subject area and am concerned about the proposed changes as part of P-12. To be blunt, I am **opposed** to any change to the existing zoning. My family and I spent years looking for property in this area, based on the existing rules and regulations in place. Had we been aware of these significant potential changes, we would have reconsidered our options and likely looked elsewhere.

I feel the reasons for which the County recommended against this proposal in 2017 still stand.

- 1) There is no evidence the current zoning doesn't work.
- 2) Current allowed uses are appropriate for the area.
- 3) Special use permits are not unique to South Fidalgo Island.
- 4) There is significant opposition to the proposal.
- 5) Property owners have expectations for the allowed uses in the zone to continue to be allowed.
- 6) The Growth Management Act instructs the county to manage growth, not stop it.

For these reasons, and many others stated at the public hearing by those opposed to the changes, I strongly encourage you and your commission to take into account the wishes of those whom you serve, and select Option 1 (No Action).

Very Respectfully,

Shannon Korrell
5477 Campbell Lake Road
Anacortes, Wa 98221
shannonkorrell@hotmail.com

From: Sydney Korrell
To: [PDS comments](#)
Cc: [Commissioners](#)
Subject: Comments on 2018 Docket Item P-12: The South Fidalgo Island Rural Residential Map Amendment
Date: Tuesday, August 21, 2018 10:51:53 AM

To Whom It May Concern:

I am writing as instructed by the Planning and Development Services letter of July 30, 2018.

I am a property owner and resident of the subject area and am concerned about the proposed changes as part of P-12. To be blunt, I am **opposed** to any change to the existing zoning. My family and I spent years looking for property in this area, based on the existing rules and regulations in place. Had we been aware of these significant potential changes, we would have reconsidered our options and likely looked elsewhere. While we have been in the area only a short time, we do not see any benefit in the changes that have been proposed, or any “clear public health, safety, or welfare purposes” that will be served by them.

I think it is clear by the reaction and rapid organization of the majority of property owners in the area that this is **NOT** what the residents of South Fidalgo Island want. I consider myself a part of that majority.

I strongly encourage you and your commission to take into account the wishes of those whom you serve, and select Option 1 (No Action).

Very Respectfully,

Sydney Korrell
5477 Campbell Lake Rd
Anacortes, WA 98221
360-840-8506
Sydk@hotmail.com

From: Herta Kurp
To: [PDS comments](#)
Subject: 2018 Docket of Proposed Policy, Code and Map amendments
Date: Thursday, August 16, 2018 8:33:02 PM

Board of Commissioners,

RE: PL17-0414: Quaker Cove Ministries

I support the proposal to add pre-existing camps to the current Rural Intermediate zoning.

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

From: Herta Kurp
To: [PDS comments](#)
Subject: 2018 Docket of Proposed Policy, Code and Map amendments
Date: Thursday, August 16, 2018 8:36:04 PM

Board of Commissioners,

RE: PL17-0414: Quaker Cove Ministries

I support the proposal to add pre-existing camps to the current Rural Intermediate zoning.

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

From: Herta Kurp
To: [PDS comments](#)
Subject: 2018 Docket of Proposed Policy, Code and Map amendments
Date: Thursday, August 16, 2018 8:37:03 PM

Board of Commissioners,

RE: PL17-0414: Quaker Cove Ministries

I support the proposal to add pre-existing camps to the current Rural Intermediate zoning.

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

RECEIVED

AUG 08 2018

SKAGIT COUNTY
PDS



Skagit County Agricultural Advisory Board

1800 Continental Place ▪ Mount Vernon, Washington 98273
office 360-416-1447 ▪ www.skagitcounty.net/planning

April 26, 2018

RE: Citizen-Initiated Code Amendment, P-2: Samish Bay Cheese – Permit Restaurants as an Agricultural Accessory

To the Board of Skagit County Commissioners,

The Skagit County Agricultural Advisory Board (AAB) opposes a proposed change of county code that will permit restaurants in Ag-NRL-zoned land. This code amendment would have negative effects on farming and farmland in the Skagit Valley.

The members of the AAB strongly believe that Skagit County is not ready for this code change at the present time. Many issues arise that could negatively impact the ability of agriculture to conduct business in a normal manner on Ag-NRL land. As the amendment stands, this citizen-initiated code change addresses none of these issues and has not been properly vetted.

The AAB cites the following issues relevant to restaurants as an agriculture accessory:

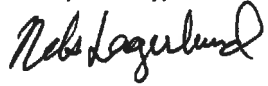
- Ability of agriculture to conduct business in a normal manner on Ag-NRL land. Any type of change should mandate a farmer's protection from comments regarding their daily farming activities, including but not limited to spray drift (organic or non-organic), dust, odors, noise and traffic 'blockage' by agricultural equipment. However, this code change not only creates an interaction with the restaurant owner, it also creates an interaction with the restaurant's clientele. Though protection from comments can and must be acknowledged by the restaurant owner, clients of the restaurant are under no such obligation. Escalated issues with complaints from clientele will have a gross impact on the ability to conduct agricultural business and could potentially shut down agricultural operations. This issue already occurs where Ag-NRL abuts commercially zoned land and it does impact how agricultural business can be conducted in these areas.
- Failure rates of restaurants in general, leaving space that is vacated open for other non-agricultural activities.
- Conflicting verbiage in the county code which creates conflicts with any amendment addition to the definition of Ag-NRL land use (14.116.400); also conflict of use based on definition (Ag-NRL means Agriculture, not restaurants).
- Conversion of agriculture land to graveled or non-graveled parking; this permanently takes the land out of agricultural use due to compaction and contamination.
- There is no current enforcement of code violations for entertainment-type activities on farmland and there are no resources in place or being put in place to create enforcement for this.
- Lack of any long-term studies or comparison studies of restaurant impact on agricultural land.
- No review of any potential unintended consequence of the code amendment as it impacts farming, farmland, and the preservation of farming in the Skagit Valley.

Advisory Committee Members:

Nels Lagerlund (Chair), Murray Benjamin, Barbara Cleave,
Scott Hanseth, Michael Hughes (Vice Chair), Sloan Johnson, Kraig Knutzen, Greg Lee,
John Morrison, Steve Omdal, Terry Sapp, Tim Van Hofwegen

It is not the right time to amend the code to permit restaurants on Ag-NRL land. We ask that the Board of Skagit County Commissioners take the issues we have expressed into consideration before any amendments of this type are added to the Skagit County Code.

Respectfully,

A handwritten signature in black ink, appearing to read "Neils Lagerlund". The signature is written in a cursive style with a large initial "N".

Neils Lagerlund
AAB Chair

From: Jean Lee
To: [PDS comments](#)
Cc: [Commissioners](#)
Subject: Comments on proposed 2018 Docket Item P-12: The South Fidalgo Island Rural.
Date: Tuesday, August 21, 2018 5:53:45 PM

Dear Sirs and Madam,

I am disappointed I cannot attend the County Commissioners meeting but need to voice my concern regarding the development of South Fidalgo.

Having a well myself, I understand the limited water available in aquifers in this region. Many of my neighbors have to fill water tanks in town to cope with the current drought. Others have to do laundry in town to save their water. We do NOT have a surfeit of water to allow industrial or large commercial property in the area.

I have heard that the Samish cultural center have asked for 33,000 square feet for their building and I see absolutely no reason to allow that building to be unlimited in size. This is a beautiful rural area between Deception Pass State Park, Anacortes Forest Lands and Sharpe Park. The possibility of have any industrial or large commercial property in this area would spoil the current rural atmosphere.

I think that the Washington Growth Management Act is fulfilled by allowing constituents to vote on P-12. We have had public input and discussion and the majority of people (maybe a less aggressive majority) are worried about development in this area. In 2018 approximately 350 people signed a petition supporting P-12.

Thank you, I appreciate your taking the time to consider my opinion. Regards Jean Lee, resident at Rosario Beach.

From: Jean Lee
To: [PDS comments](#)
Subject: Re: Automated Reply: Your comment was received!
Date: Tuesday, August 21, 2018 5:55:46 PM

My previous correspondence did not mention my mailing address: Jean Lee, PO Box 2009, Anacortes, Wa 98221

On Tue, Aug 21, 2018 at 5:53 PM, PDS comments <pdscomments@co.skagit.wa.us> wrote:

Thank you for submitting a comment to Skagit County Planning & Development Services. This message is an automated confirmation that we have received your email. Please do not reply to this email.

If you did not include the name of the project you are commenting on in your subject line, or if you did not include your name and complete mailing address, please resubmit your comment with that information included.

For more information about commenting on Skagit County planning and permitting projects, please visit www.skagitcounty.net/pdscomments<<http://www.skagitcounty.net/pdscomments>>.

From: Jean Lee
To: [PDS comments](#)
Cc: [Commissioners](#)
Subject: Fwd: Comments on proposed 2018 Docket Item P-12: The South Fidalgo Island Rural.
Date: Tuesday, August 21, 2018 5:57:44 PM

----- Forwarded message -----

From: **Jean Lee** <keepsharp65@gmail.com>
Date: Tue, Aug 21, 2018 at 5:53 PM
Subject: Comments on proposed 2018 Docket Item P-12: The South Fidalgo Island Rural.
To: pdscomments@co.skagit.wa.us
Cc: commissioners@co.skagit.wa.us

Dear Sirs and Madam,

I am disappointed I cannot attend the County Commissioners meeting but need to voice my concern regarding the development of South Fidalgo.

Having a well myself, I understand the limited water available in aquifers in this region. Many of my neighbors have to fill water tanks in town to cope with the current drought. Others have to do laundry in town to save their water. We do NOT have a surfeit of water to allow industrial or large commercial property in the area.

I have heard that the Samish cultural center have asked for 33,000 square feet for their building and I see absolutely no reason to allow that building to be unlimited in size. This is a beautiful rural area between Deception Pass State Park, Anacortes Forest Lands and Sharpe Park. The possibility of have any industrial or large commercial property in this area would spoil the current rural atmosphere.

I think that the Washington Growth Management Act is fulfilled by allowing constituents to vote on P-12. We have had public input and discussion and the majority of people (maybe a less aggressive majority) are worried about development in this area. In 2018 approximately 350 people signed a petition supporting P-12.

Thank you, I appreciate your taking the time to consider my opinion. Regards Jean Lee, resident at Rosario Beach.

My mailing address: PO Box 2009, Anacortes, Wa 98221

From: Peggy Leopold
To: psdcomments@co.skagit.wa.us; [Commissioners](#)
Cc: [Krysta Verbarendse](#)
Subject: Comments on proposed "2018 Docket item P-12: The South Fidalgo Island Rural residential Map Amendment"
Date: Monday, August 20, 2018 11:07:42 AM

August 20th, 2018

Planning & Development Service
1800 Continental Place
Mt. Vernon, WA 98273

Re: Comments on proposed "2018 Docket item P-12: The South Fidalgo Island Rural residential Map Amendment"

Mark & Margaret Leopold
5756 Campbell Lake Road
Anacortes, WA 98221
425-876-3721
425-879-7120

To whom it may concern:

We would like to correct the record with the Skagit County planning commission. We had originally submitted a letter in support of the proposed rezone. We were concerned with all of the Marijuana shops opening up and feared it could lead to growing operations in our area. We incorrectly believed that a rezone of the area was needed to prevent this. We have since learned that this type of farming would not be allowed under the current zoning in place. We would like the record to show, that we are not in favor of the proposed P-12 amendment and believe it would infringe on the property rights of our neighbors.

Thank you for correcting the record,

Mark W Leopold
Margaret A Leopold

From: Lesley Lesley
To: [PDS comments](#)
Cc: [Lesley Lesley](#)
Subject: 2018 Docket Item P-12: The South Fidalgo Island Rural Residential Map Amendment
Date: Thursday, August 16, 2018 12:33:59 PM

To Whom it may concern: Based on the information sent to local residents of South Fidalgo Island I see no need to rezone this area of Anacortes. Referring to the Anacortes American Newspaper article (August 8, 2018) Page 1 & Page 5A, the rezone was originally initiated by residents of South Fidalgo in 2016, and in a later paragraph, same article, the rezoning was deferred twice due to opposition. The necessity to rezone appears to me to be very unclear. That in itself leads me to believe there are underlying reasons that will eventually affect the rural areas of South Fidalgo Island. The Samish Indian Nation wishes to build a 33,000 Sq ft cultural center where the current zoning permits 25,000 Sq ft? I say live with it. We don't all get what we want. It sounds to me that the rezoning only opens more doors for more structures & less rural land. We need less growth now in Anacortes - we need to maintain the forestland (including the ACFL), and keep some semblance of country for those of us who originally purchased here for those reasons.

Thank you,

Meredith Lesley & Bryce Robertson
6639 Rykosa Lane
Anacortes, WA 98221

From: Wendee Lewis
To: [PDS comments](#)
Subject: 2018 Docket of Proposed Policy, Code and Map amendments
Date: Tuesday, August 21, 2018 10:42:38 PM

Board of Commissioners,

RE: PL17-0414: Quaker Cove Ministries

I support the proposal to add pre-existing camps to the current Rural Intermediate zoning.

Wendee Lewis
wendeelewis@yahoo.com
1300 N 3rd Ave.
Rockaway, Oregon 97136

From: Elizabeth Licon
To: [PDS comments](#)
Subject: 2018 Docket of Proposed Policy, Code and Map amendments
Date: Tuesday, August 14, 2018 8:48:04 AM

Board of Commissioners,

RE: PL17-0414: Quaker Cove Ministries

I support the proposal to add pre-existing camps to the current Rural Intermediate zoning.

Elizabeth Licon
elizabethleclare@gmail.com
15325 NW North Valley Rd
Newberg, Oregon 97132

From: Brian Lipscomb
To: [PDS comments](#); [Commissioners](#)
Subject: Comments on proposed "2018 Docket Item P-12: The South Fidalgo Island Rural Residential Map Amendment"
Date: Friday, August 31, 2018 1:54:56 PM

Dear Commissioners,

I write to ask that you select option 1, No Action, on the proposed zoning changes for South Fidalgo Island.

There are so many reasons rezoning is a poor solution to this non existent problem. It appears some citizens perceive they "might" "may" or "potentially", be offended (impacted) by allowing other citizens to enjoy the same freedoms these very same citizens have enjoyed. In the interest of brevity here is but a single example:

Would the proposed amendments forbid the Alternative Transportation Vehicle (ATV), the All Terrain Vehicle (ATV), or both from being operated on ones own private property? Assuming the goal is to prevent loud and obnoxious folks from breaching the peace on their motorized toys, perhaps these citizens should rely on previous Commissioner's wisdom when they enacted SCC 9.50.

If the Skagit County Prosecutor and Sheriff are failing their commitment and obligation to enforce these existing regulations, additional regulations on citizens property will solve nothing.

Luckily for us, we mostly use our Utility Transportation Vehicle (UTV) instead of our ATV for transportation around our rural property and believe we would be unaffected if this rezone were adopted. The rezoning is still wrong however.

Please select option 1, No Action, on the proposed zoning changes for South Fidalgo Island.

Respectfully,

Brian Lipscomb

From: Brian Lipscomb
To: [PDS comments](#); [Commissioners](#)
Subject: Fwd: Comments on proposed "2018 Docket Item P-12: The South Fidalgo Island Rural Residential Map Amendment"
Date: Friday, August 31, 2018 1:58:31 PM

Dear Commissioners,

I write to ask that you select option 1, No Action, on the proposed zoning changes for South Fidalgo Island.

There are so many reasons rezoning is a poor solution to this non existent problem. It appears some citizens perceive they "might" "may" or "potentially", be offended (impacted) by allowing other citizens to enjoy the same freedoms these very same citizens have enjoyed. In the interest of brevity here is but a single example:

Would the proposed amendments forbid the Alternative Transportation Vehicle (ATV), the All Terrain Vehicle (ATV), or both from being operated on ones own private property? Assuming the goal is to prevent loud and obnoxious folks from breaching the peace on their motorized toys, perhaps these citizens should rely on previous Commissioner's wisdom when they enacted SCC 9.50.

If the Skagit County Prosecutor and Sheriff are failing their commitment and obligation to enforce these existing regulations, additional regulations on citizens property will solve nothing.

Luckily for us, we mostly use our Utility Transportation Vehicle (UTV) instead of our ATV for transportation around our rural property and believe we would be unaffected if this rezone were adopted. The rezoning is still wrong however.

Please select option 1, No Action, on the proposed zoning changes for South Fidalgo Island.

Respectfully,

Brian Lipscomb

27765 West Gilligan Creek

Sedro-Woolley, WA 98284

From: Dennis Littlefield
To: [PDS comments](#)
Subject: 2018 Docket of Proposed Policy, Code and Map amendments
Date: Wednesday, August 15, 2018 1:03:23 PM

Board of Commissioners,

RE: PL17-0414: Quaker Cove Ministries

I support the proposal to add pre-existing camps to the current Rural Intermediate zoning.
August 15, 2018

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. Since August of 2015 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 three 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 \$110,000 in 2017. In my experience, Quaker Cove is now positioned for success. Local Anacortes children have been coming to camp the last three 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 is necessary to have appropriate zoning that reflects the current and historical use of the property, allowing us and other camps on Fidalgo Island to update facilities.

Dennis L. Littlefield

Chairman of the Quaker Cove Board

Dennis Littlefield
dennis@camptilikum.org
15325 NE North Valley Road
Newberg, Oregon 97132

From: Drew Littlefield
To: [PDS comments](#)
Subject: 2018 Docket of Proposed Policy, Code and Map amendments
Date: Tuesday, August 14, 2018 9:09:38 AM

Board of Commissioners,

RE: PL17-0414: Quaker Cove Ministries

I support the proposal to add pre-existing camps to the current Rural Intermediate zoning.

Quaker Cove is a wonderful place solely trying to "update" their facilities in order to serve the Community for all ages. If you know what they stand for, they are only requesting the "re-zoning" in order to be a positive influence. Only good can come from this motion, I fully support it and absolutely hope for this to pass. Thank you!

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

From: Joan Littlefield
To: [PDS comments](#)
Subject: 2018 Docket of Proposed Policy, Code and Map amendments
Date: Tuesday, August 14, 2018 11:34:37 AM

Board of Commissioners,

RE: PL17-0414: Quaker Cove Ministries

I support the proposal to add pre-existing camps to the current Rural Intermediate zoning.

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

From: Leah Livingston
To: [PDS comments](#)
Subject: 2018 Docket of Proposed Policy, Code and Map amendments
Date: Tuesday, August 14, 2018 7:18:55 AM

Board of Commissioners,

RE: PL17-0414: Quaker Cove Ministries

I support the proposal to add pre-existing camps to the current Rural Intermediate zoning.

Leah Livingston
cookieleah@gmail.com
14625 Grant Ave SW
Lakewood, Washington 98498

From: Suzanne Livingston
To: [PDS comments](#)
Subject: 2018 Docket of Proposed Policy, Code and Map amendments
Date: Wednesday, August 15, 2018 7:22:55 AM

Board of Commissioners,

RE: PL17-0414: Quaker Cove Ministries

I support the proposal to add pre-existing camps to the current Rural Intermediate zoning. I have been coming to this camp since the 80's. So many people and families have been encouraged and blessed.

This week Friendly Water for the World is training people how to make Bio sand water filters, a simple solution to all water borne illnesses.

Thank you

Suzanne Livingston

Suzanne Livingston
suzylivingston@gmail.com
4018 Fawcett Ave
Tacoma, WA 98418

From: Bonnie Logan
To: [PDS comments](#)
Subject: 2018 Docket of Proposed Policy, Code and Map amendments
Date: Tuesday, August 14, 2018 6:58:17 AM

Board of Commissioners,

RE: PL17-0414: Quaker Cove Ministries

I support the proposal to add pre-existing camps to the current Rural Intermediate zoning.

Bonnie Logan
bonnieboze@gmail.com
1557 SW Robertson St.
Oak Harbor, Washington 98277

From: tom flanagan
To: [PDS comments](#)
Subject: 2018 Docket Item P-12: The South Fidalgo Island Rural Residential Map Amendment
Date: Monday, August 20, 2018 4:53:33 PM

To the Skagit County Commissioners and/or the Planning Commissioners:

This letter is written **in support of Comp Plan Amendment P-12, #4 with omission of the clause about unlimited lot coverage.**

As a resident of Fidalgo Island and a frequent visitor to Deception Pass, Sharpe Park, as well as the Anacortes Community Forest Lands, it is immeasurably refreshing to access these Parks through a rural landscape. Allowing buildings with unlimited square footage is absolutely counter to the character of that area, no matter if Fidalgo School chooses to expand (it is my understanding this has been cited as one reason for the “unlimited lot coverage”).

A different but somewhat related issue is that of water and septic systems. I do not pretend to know all the issues surrounding this, but it does seem reasonable to error on the side of caution. There seem to be multiple questions about the sustainability of the aquifer. Certainly increased building size and density will increase the demand for water.

That inappropriate “Special Uses” will be removed is a positive move.

To retain the rural character of South Fidalgo Island, I reiterate my support of P12 Option #4 with elimination of unlimited lot coverage for Major Public Uses.

Thank you for your time and ongoing consideration of these issues.

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

From: Teru Lundsten
To: [PDS comments](#)
Subject: 2018 Docket Item P-12: The South Fidalgo Island Rural Residential Map Amendment
Date: Thursday, August 23, 2018 12:10:02 PM

Dear Commissioners,

As I testified at your 8/21/18 meeting, I strongly support P-12, Option #4, with the exception of allowing unlimited lot coverage for public use buildings. Those buildings should be allowed a maximum of 33,000 square feet.

At the meeting, many P-12 opponents said they do not want to be told what to do with their property, that they should be able to do what they want. Underneath their personal and often nonsensical and conflicting stories, this claim seemed to be what their objections to P-12 were basically about.

Most regulations are not intrinsically bad. Opponents say they would never build any of the commercial and industrial operations that P-12 would prohibit. But leaving land use regulations unchanged would leave the door ajar for those who would.

An analogy: If speed limits and seat belt laws were abolished, traffic fatalities would skyrocket. Should we trust people to drive at what they consider safe speeds? I think not.

Another example: The current burn ban. Should we trust people to use their own judgment about whether or not to have a brush fire, or the judgment of the fire department?

If we want to preserve the quality of life that has drawn South Fidalgo residents to live here, we must see the larger picture, beyond our own interests, and prevent the possibility of commercial and industrial development.

Please pass P-12, Option #4.

Thank you,
Teru Osato Lundsten
Mailing address: P.O. Box 1376, Anacortes, WA 98221
Residence: 14791 Taggart Quarry Road, Anacortes

From: Pat and Mary Lyons
To: [PDS comments](#)
Subject: 2018 Docket Item P-12. The South Fidalgo Island Rural Residential Map Amendment
Date: Friday, August 31, 2018 8:35:20 PM

I would like to submit my support for the P-12 rezone, without the unlimited building size provision. That provision is totally unnecessary and in stark contrast to the character of the rest of South Fidalgo. If allowed, a building allowed under that provision would be an eyesore, increase traffic on our small roads, and stress our fragile environment.

South Fidalgo Island is a unique part of Skagit County, a unique area that cannot be replaced if allowed to be developed. The uses that the P-12 rezone prohibits, if allowed, would have a permanent, irreversible impact. There are fewer and fewer "South Fidalgos". Please save this one, forever.

Thank you,

Mary Lyons
4039 Sharpe Road
Anacortes, WA 98221
360-293-8786

From: Pat Lyons
To: [PDS comments](#)
Subject: 2018 Docket Item P-12: The South Fidalgo Island Rural
Date: Friday, August 31, 2018 10:39:51 PM

I support P-12 and I support the fourth option (#4) except for Planning's request for unlimited square footage coverage (33k sq ft. is large enough).

Pat Lyons

From: machins@aol.com
To: [PDS comments](#)
Subject: 2018 Docket Item P-12: The South Fidalgo Island Rural Residential Map Amendment
Date: Thursday, August 16, 2018 6:24:56 AM

I support SF-RR option #4 as the acceptable choice, but only leaving the lot coverage limitations for Major Public Uses at 25,000 sq. ft.

Thank you for your consideration.

Richard Machin
4091 Edith Point Road
Anacortes, WA 98221

From: Linda Madden
To: [PDS comments](#)
Subject: 2018 Docket of Proposed Policy, Code and Map amendments
Date: Tuesday, August 14, 2018 8:17:09 AM

Board of Commissioners,

RE: PL17-0414: Quaker Cove Ministries

I support the proposal to add pre-existing camps to the current Rural Intermediate zoning.

I have volunteered at Quaker Cove Camp through our church ministries to 11-13 year old tweens. I have also been involved in camp improvement projects to ready the camp for visitors and overnight campers.

I am watching the community work together for the training and support of our young people to give them life ready skills and to help them become good citizens. The positive impact this camp is having on the community is far reaching and yet it is limited by the number of cabins that are available for overnight stays. We actually had to turn people away that wanted to participate in this year's Amplify Camp.

This new zoning would open the doors for more opportunities to strengthen our community. Thank you for your consideration.

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

From: philip madden
To: [PDS comments](#)
Subject: 2018 Docket of Proposed Policy, Code and Map amendments
Date: Monday, August 20, 2018 11:45:47 AM

Board of Commissioners,

RE: PL17-0414: Quaker Cove Ministries

I support the proposal to add pre-existing camps to the current Rural Intermediate zoning. This is a phenomenal resource for the residents of Skagit county-right here on Fidalgo Island. I appreciate your willingness to help us preserve and fully utilize it
Thank you!

philip madden
pwmad@fidalgo.net
13754 Rosario rd
anacortes, Washington 98221

From: [website](#)
To: [Planning & Development Services](#)
Subject: FW: Feedback Submission
Date: Monday, August 13, 2018 8:15:41 AM

From: feedback@co.skagit.wa.us <feedback@co.skagit.wa.us>
Sent: Friday, August 10, 2018 3:35 PM
To: website <website@co.skagit.wa.us>
Subject: Feedback Submission

Department : Planning and Development Services

Name : Keith Magee

Email : keithcmagee@gmail.com

Other : Recently received letter regarding P-12. Your letter differs significantly from the article of August 8 in the Anacortes American entitled "South Fidalgo rezone options up for discussion through August". The article indicates there are 4 alternatives and there are a lot more consequences of the proposals than in your letter. Which is correct?

From Host Address: 24.22.253.162

Date and time received: 8/10/2018 3:34:46 PM

From: Pat Malsed
To: [PDS comments](#)
Subject: 2018 Docket Item P-12: The South Fidalgo Island Rural Residential Map Amendment
Date: Tuesday, August 7, 2018 12:00:34 PM

Thank you for the opportunity to comment on the proposed P-12 amendment.

The preservation of the rural nature of Fidalgo Island is very important to me and it is my desire to see it continue. After reviewing the changes being proposed by the new P-12 zone I think that it will help accomplish this except for one area. That being the allowance of reducing the 10 acre per residence if there is a connection to public water. This action will take away from the current rural effect. I urge that the 10 acre requirement remain in effect as it currently is. Reducing the 10 acre requirement will harm the desired rural effect that is currently in place.

Thank you;

David G Malsed
3949 Chiquita Lane
Anacortes, WA 98221

From: gwenn maxfield
To: [PDS comments](#)
Subject: 2018 Docket Item P-12: The South Fidalgo Island Rural Residential Map Amendment
Date: Sunday, August 19, 2018 1:04:27 PM

Planning Commissioners,

As a life long property owner on south Fidalgo Island, I am well aware of the advantages and challenges to development. I have also had an entire career in the water development, distribution and treatment field, so I understand the limitations of aquifers. An oversubscribed aquifer fails and then no one has water; the solution to bring available public water to the sites which would then need the public water is prohibitively expensive.

The dedicated efforts of many, many people who research and thoughtfully support existing and updated land use changes is much appreciated as our high quality of life is worth saving. For the most part I support the proposed P-12, Option 134 changes which have been requested and thoroughly vetted with the impacted citizens. These larger, rural lots cannot accommodate commercial and industrial buildings and the commensurate increased water demands. Nor can the rural character survive the impacts of the increased traffic that commercial and industrial buildings bring. For these reasons, I request that you approve P-12, Option # 4 and ask that you leave the lot coverage limitation for Major Public Uses at the present 25,000 sq. ft. If any individual or corporate entity wishes to construct a larger facility or increase their lot coverage, they can do so through the existing 2019 comp plan amendment hearings. The purpose of comp plan amendment hearings is for just such a request, and exceptions should not be allowed. That is, such exceptions should not be added as an amendment to P-12, Option # 4 because there has not been a public hearing process to vet the traffic, water demand, rural character, etc. advantages as well as the challenges of a building larger than 25,000 sq. ft.

Thank you for your attention and consideration of P-12, Option # 4 with limitations to 25,000 sq ft.

I ask that my letter be read into the public record as I am out of town for 10 days
Thank you.

--

Gwenn and Dennis Maxfield
14975 Gibraltar Road
Anacortes, WA 98221

From: Jeffrey McCune
To: [PDS comments](#)
Subject: 2018 Docket of Proposed Policy, Code and Map amendments
Date: Friday, August 17, 2018 2:20:45 PM

Board of Commissioners,

RE: PL17-0414: Quaker Cove Ministries

I support the proposal to add pre-existing camps to the current Rural Intermediate zoning.

This camp changed my life growing up.

Jeffrey McCune
mrmccune77@gmail.com
14155 Beavercreek Rd Apt 103
Oregon City, Oregon 97045

From: J Meehan
To: [PDS comments](#); [Commissioners](#)
Cc: RuralFidalgo@gmail.com; pam.doddridge@gmail.com; info@familiesforruralfidalgo.com
Subject: Comments on proposed 2018 Docket Item P-12: The South Fidalgo Island Rural Residential Map Amendment
Date: Wednesday, August 22, 2018 8:13:32 PM
Attachments: [Updated Commission Letter.pdf](#)

Dear Planning Commission,

Please do not make any changes to the current zoning laws as they exist. A small group is trying to affect a larger group. Unless you have at least 51% of all land owners asking for a change, it is not reasonable to make a change to a system that has been working for years.

I specifically plan to use the CaRD provision in the future to have my children, and their families, live with us on our property on the north side of Campbell Lake Road.

I fully support the efforts and research of the Rowley's and other concerned members of the community, concur with their position, and appreciate the time put they put into letting me know that there was a change planned. I find it disturbing that a neighbor had to tell me of your plans.

Unreasonable, arbitrary and discriminatory changes to the code based on unwarranted political pressure could result in litigation against the county.

Change for the sake of change never results in a good outcome. In this case, there is no need for change, so do not make any to the present zoning laws affecting Fidalgo Island.

Sincerely yours,

John P. Meehan

John Meehan
PO Box 2234
Anacortes, WA 98221
360-969-1575

PRIVACY ACT NOTICE: This communication may contain privileged information. If you are not the intended recipient or believe that you have received this communication in error, please reply to the sender indicating that fact and delete the copy you received. It is a violation of Federal Law to print, copy, retransmit, disseminate, or otherwise use this information.

John P Meehan
PO Box 2234
Anacortes, WA 98221
August 22, 2018

Dear Planning Commission,

Please do not make any changes to the current zoning laws as they exist. A small group is trying to affect a larger group. Unless you have at least 51% of all land owners asking for a change, it is not reasonable to make a change to a system that has been working for years.

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Change for the sake of change never results in a good outcome. In this case, there is no need for change, so do not make any to the present zoning laws affecting Fidalgo Island.

Sincerely yours,

A handwritten signature in black ink, appearing to read 'J. Meehan', with a long horizontal flourish extending to the right.

John P Meehan

Phone: 360-969-1575

RECEIVED

AUG 29 2018

SKAGIT COUNTY
PDS

John P Meehan
PO Box 2234
Anacortes, WA 98221
August 22, 2018

Dear Planning Commission,

Please do not make any changes to the current zoning laws as they exist. A small group is trying to affect a larger group. Unless you have at least 51% of all land owners asking for a change, it is not reasonable to make a change to a system that has been working for years.

I specifically plan to use the CaRD provision in the future to have my children, and their families, live with us on our property on the north side of Campbell Lake Road.

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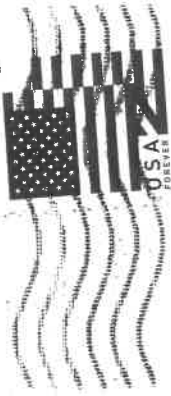
Change for the sake of change never results in a good outcome. In this case, there is no need for change, so do not make any to the present zoning laws affecting Fidalgo Island.

Sincerely yours,



John P Meehan

Phone: 360-969-1575

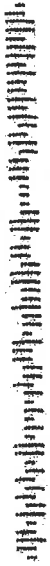


SEATTLE WA 98101

27 AUG 2018 PM 3 L

Stephanie Meehan
PO Box 2234
Anacortes, WA 98221

COMMENTS P-12 DOCKET ITEM S.F.DA40
PLANNING & DEVELOPMENT SERVICES
1800 CONTINENTAL PLACE
MT. VERNON WA 98273



98273-562500

From: Stephanie Meehan
To: [PDS comments; commisioners@co.skagit.wa.us](mailto:commisioners@co.skagit.wa.us)
Subject: NO to P-12 Change
Date: Wednesday, August 22, 2018 9:16:12 PM

Dear Commissioners and Planning Department—

I am a property owner in the area which is being targeted. Option 1, of NO CHANGE should be your decision.

Please take a drive along Lake Campbell Road or other roads in the area and you will see almost every property is against this proposal. We are the 99%!

RCW36.70.020 and your own Countywide Planning Policies manual specifically state that “the property rights of landowners shall be protected from arbitrary and discriminatory action.” This proposal is both of those and thus against policy and state law.

Which means you are mandated to vote Option 1, of NO CHANGE.

More county code specifically states “...unless a clear public health, safety or welfare purpose is served by more restrictive regulations.” This proposal pretends and tries to scare you into scenarios that would never happen, thus you should vote Option 1, NO CHANGE.

Please listen to the actual legal citizens and property owners affected instead of off-island and even out-of-state activists and assorted environmental groups which continue to take actions which deprive citizens of their property rights such as the Hirst water fiasco.

These groups are well funded and are loud. They have a deliberate agenda of attacking private property while the rest of us are busy working, volunteering, paying taxes and trying to enjoy our property rights without having to defend them from daily attack. But we are the majority, we are the property owners, we say NO CHANGE and no to citizens being controlled by overreaching government.

Enough!
Stephanie Meehan

From: Stephanie Meehan
To: [Commissioners](#)
Subject: P12
Date: Monday, August 27, 2018 8:25:24 AM

Dear Commissioners and Planning Department—

I am a property owner in the area which is being targeted. Option 1, of NO CHANGE should be your decision.

Please take a drive along Lake Campbell Road or other roads in the area and you will see almost every property is against this proposal. We are the 99%!

RCW36.70.020 and your own Countywide Planning Policies manual specifically state that “the property rights of landowners shall be protected from arbitrary and discriminatory action.” This proposal is both of those and thus against policy and state law.

Which means you are mandated to vote Option 1, of NO CHANGE.

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Please listen to the actual legal citizens and property owners affected instead of off-island and even out-of-state activists and assorted environmental groups which continue to take actions which deprive citizens of their property rights such as the Hirst water fiasco.

These groups are well funded and are loud. They have a deliberate agenda of attacking private property while the rest of us are busy working, volunteering, paying taxes and trying to enjoy our property rights without having to defend them from daily attack. But we are the majority, we are the property owners, we say NO CHANGE and no to citizens being controlled by overreaching government.

Enough!
Stephanie Meehan

From: Charlene Meier
To: [PDS comments](#)
Subject: 2018 Docket of Proposed Policy, Code and Map amendments
Date: Wednesday, August 15, 2018 12:21:35 PM

Board of Commissioners,

RE: PL17-0414: Quaker Cove Ministries

I support the proposal to add pre-existing camps to the current Rural Intermediate zoning.

Charlene Meier
drpastorpaul@comcast.net
22634-116th Ave SE
Kent, Washington 98031

From: Charlene Meier
To: [PDS comments](#)
Subject: 2018 Docket of Proposed Policy, Code and Map amendments
Date: Wednesday, August 15, 2018 12:50:30 PM

Board of Commissioners,

RE: PL17-0414: Quaker Cove Ministries
Skagit County Board of Commissioners,

I support the proposal to add pre-existing camps to the current Rural Intermediate zoning.

My husband and I have been ministry leaders in the Puget Sound Area for twenty-seven years. Paul is a pastor and has been involved in Quaker Cove Camp for most of those years. I have too as a ministry leader in many ways. Quaker Cove Camp has been in our hearts as well as in all our actions. It is very much a vital part of the the Anacortes-Skagit Area Community.

I whole-heartedly support the proposal to add preexisting camps to the current Rural Intermediate zoning.

Sincerely,

Charlene Constance Meier
22634 116th Ave SE
Kent, WA 98031

Charlene Meier
drpastorpaul@comcast.net
22634-116th Ave SE
Kent, Washington 98031

From: website@co.skagit.wa.us
To: [Planning & Development Services](#)
Subject: PDS Comments
Date: Thursday, August 30, 2018 8:45:00 PM

Name : kyle merrifield
Address : 4141 sharpe ln
City : anacortes
State : WA - WASHINGTON
Zip : 98221
email : bigkyle4804@hotmail.com
Phone : 3602936222
PermitProposal : ("2018 Docket item P-12: tThe South Fidalgo Island Rural Residential Map Amendment")
Comments : Do not change, leave as is,to many restrictions all ready.

From Host Address: 67.160.72.214

Date and time received: 8/30/2018 8:41:43 PM

From: Stefanie Meyer
To: [PDS comments](#)
Subject: 2018 Docket of Proposed Policy, Code and Map amendments
Date: Thursday, August 16, 2018 9:23:23 PM

Board of Commissioners,

RE: PL17-0414: Quaker Cove Ministries

I support the proposal to add pre-existing camps to the current Rural Intermediate zoning.

Stefanie Meyer
stefanie.s.meyer@gmail.com
3818 Sterling place
Anacortes, Washington 98221

From: Michele Mikkelborg
To: [PDS comments](#)
Cc: [Commissioners](#)
Subject: Comments on proposed "2018 Docket Item P-12: The South Fidalgo Island Rural"
Date: Friday, August 31, 2018 11:48:16 AM

We, Kirk and Michele Mikkelborg, land owners on South Fidalgo, are opposed to the proposed changes set forth in P-12.

Rather than reiterate all the verbiage you have already heard, let it suffice to say, WE want OUR zoning to stay the same, as it is why we LIVE here. Please do not change our property rights, please do not change our zoning!!!!

Please choose Option 1, No Action.

No changes.

Thank you,

Michele and Kirk Mikkelborg

13882 Gibraltar Rd.

Anacortes, WA 98221

From: Jan Mikus
To: [PDS comments](#)
Subject: 2018 Docket Item P-12: The South Fidalgo Island Rural Residential Map Amendment
Date: Sunday, August 19, 2018 10:39:37 PM

My name is Janet Mikus. I live at 1614 26th Circle, Anacortes, WA 98221.

I support P-12, Option 4, except limit the lot coverage for Major Public Uses to 33,000 sf.

Thank you,
Janet Mikus

From: Dennis Mills
To: [PDS comments](#)
Subject: 2018 Docket of Proposed Policy, Code and Map amendments
Date: Tuesday, August 21, 2018 8:54:07 AM

Board of Commissioners,

RE: PL17-0414: Quaker Cove Ministries

I support the proposal to add pre-existing camps to the current Rural Intermediate zoning.

Please re-consider re-zoning Quaker Cove to permit cabins that will be handicap accessible with toilet facilities. I am on the Board for Friendly Water for the World and we have used the camp for seven years. Times have changed since the retreat center was built!

Dennis Mills
mills.dennis@gmail.com
804 Narnia lane NW
Olympia, Washington 98502

August 19, 2018
2018 Docket of Proposed Policy Code and Map Amendments
Re: PL17-0414: Quaker Cove Ministries

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AUG 21 2018
SKAGIT COUNTY
PDS

This past March we purchased a home adjacent to Quaker Cove, we share a property line along the camp's eastern boundary, which includes their beach and their chapel. Also, our driveway is directly across the driveway of Quaker Cove. I support the county's proposal to add pre-existing camps to the current Rural Intermediate zoning. This seems like a very reasonable compromise between the previously requested rezone made this past winter and the current zoning.

This is our primary residence so we have noticed when there is day camp or visitors to the property. The individual visitors that we have noticed have been very pleasant, they seem to really appreciate the property and act very respectful.

The camps have been school age children and while we do hear the children playing on the beach, it is a sound we appreciate. They are engaged with each other and the adults in charge. We have also noticed that they treat the land with respect and joy. It really has been fun to see the kids enjoying their time on the beach. Of the three or four camps we have noticed, there has not been a single problem with any of the children, or any of the individual visitors.

Regarding our driveways, I have noticed that when there is a camp the driveway at the corner is not used as an entrance, I am assuming the cars are being directed to the second driveway, which would be a safer entrance. There appears to be a lot of attention to detail with good planning in regard to the camps.

We toured Quaker Cove at their open house this spring and found it to be a very well kept, but rustic camp. I can understand why they would like to maintain and upgrade their buildings as they can afford to. If you have any questions, please don't hesitate to email me at the email address below.

Respectfully Yours,

Sarah Minton
14715 Gibraltar Road
Anacortes, WA 98221
mintonmattson@gmail.com

From: Tom Moser
To: [PDS comments](#)
Subject: 2018 Docket of Proposed Policy, Code and Map Amendments
Date: Tuesday, August 21, 2018 12:55:14 PM
Attachments: [Scan0468.pdf](#)

PDS Staff:

Please see attached comments concerning P-12.

Thank you for your attention.

Tom Moser

C. Thomas Moser
Advocates Law Group, PLLC
Experience counts and cost matters

C. Thomas Moser
1204 Cleveland Avenue
Mount Vernon, WA 98273
(360)428-7900
tmoser@advocateslg.com
www.advocateslg.com

Advocates Law Group, PLLC

Experience Counts and Cost Matters

C. Thomas Moser • Attorney at Law
1204 Cleveland Avenue
Mount Vernon, WA 98273
(360)428-7900 • FAX(360)336-3488
tmoser@advocateslg.com

August 21, 2018

Via Email and Hand Delivered

Mr. Hal H. Hart, Director, AICP
Skagit County Planning & Development Services
1800 Continental Place
Mount Vernon, WA 98273

Re: 2018 Docket of Proposed Policy, Code, and Map Amendments
P-12, South Fidalgo Island, SFRR

Mr. Hart:

I represent a group of South Fidalgo Island property owners who are opposed to the P-12 proposal to revise the definition of Rural Reserve zoned land. This letter is to request that Skagit County remove this matter from the 2018 docket, for reasons explained below.

It appears that former assistant planning director Ryan Walters had potential if not an actual conflict of interest in the P-12 proposal. Our information is that his family members were part of the 2015 petition for a "rezone" of Rural Reserve on South Fidalgo Island. The petition was submitted by Mr. Roger Robinson on November 6, 2015, and signed by Randall Walters, Cynthia Walters, Brad Walters and Kendra Walters. A copy of that petition is enclosed. Our information is that Randall Walters and Cynthia Walters are Ryan's parents.

At the time the 2015 petition was filed, Ryan Walters was a deputy prosecuting attorney assigned to Planning and Development Services. Within the past couple years Ryan became Assistant Planning Director. He participated in this P-12 process, which was developed in response to the 2015 petition filed by Mr. Robinson. We observe that Ryan Walters responded to communications, provided testimony and prepared staff reports to the Planning Commission on the P-12 proposal. More recently he resigned from your department and became planning director for the Samish Tribe.

The American Institute of Certified Planners has adopted a Code of Ethics and Professional Conduct which we believe address this very issue. A copy of that Code is enclosed. Section A is a statement of aspirational principles for planners, which includes the following:

"We shall avoid a conflict of interest or even the appearance of a conflict of interest in accepting assignments from clients or employers."

Section B of the Code contains the rules of conduct for planners. Rule 6 of the Code states as follows:

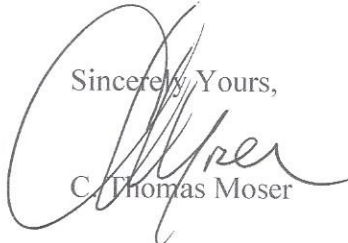
“We shall not perform work on a project for a client or employer if, in addition to the agreed upon compensation from our client or employer, there is a possibility for direct personal or financial gain to use, or family members, or persons living in our household, unless our client or employer, after full written disclosure from us, consents in writing to the arrangement.”

I am not aware that the Planning and Development Services department has adopted this Code, but I suggest that the basic principles are of universal application and an accepted standard in any planning department. The public is entitled to know if a staff member has a conflict of interest or even the appearance of a conflict. Public trust in your department and the entire planning process is based on the anticipation that your planning staff is using independent professional judgment in evaluating proposals and projects and not influenced by financial gain or the desires of family. If a conflict of interest does develop, the remedy is to have the planner disqualified from that particular project.

Mr. Robinson has argued, among other things, that P-12 benefits the South Fidalgo community in several ways, including the protection of property values. My clients have other views on that matter, but that financial gain argument alone makes the rule cited herein applicable.

The question is what to do now that the process is tainted by this conflict, since Ryan Walters is no longer employed by Skagit County. The only remedy is to remove P-12 from the 2018 Docket and start the process over in a subsequent Docket.

Thank you for your attention to this request.

Sincerely Yours,

C. Thomas Moser

CTM
cc: clients

From: [PDS comments](#)
To: [Debra L. Nicholson](#)
Subject: FW: Attn: Commissioners & Planning Department - 2016 Comp Plan Request
Date: Friday, November 06, 2015 2:02:52 PM

From: Roger Robinson [mailto:rogerarobinson@gmail.com]
Sent: Friday, November 06, 2015 11:26 AM
To: PDS comments; Ron Wesen
Subject: Attn: Commissioners & Planning Department - 2016 Comp Plan Request

Dear Commissioners & Planning Department,

Recently you asked for public comments and suggestions for the 2016 comp plan. Attached is a request (PDF file) from 34 South Fidalgo residents for a change to the South Fidalgo Zoning code. South Fidalgo residents are requesting a new 'zone' to replace the county wide Rural Reserve zone, and the elimination of CaRD's on Fidalgo Island. South Fidalgo residents are not in favor of increase in density, as it ruins the "rural character" of South Fidalgo and our island aquifer can not handle more and more water wells. We only had one day to gather these signatures. If needed, to influence your decision, we can supply you with many more.

Please let me know immediately if you can not open the PDF file containing the signatures.

Thank you in advance,

Roger Robinson
Rosario Beach

REZONE

Page 1 of 2

November 4, 2015

Skagit County Commissioners
Skagit County Planning Commission
Skagit County Planning Department
pdscomments@co.skagit.wa.us

Dear County Commissioners:

We appreciate the opportunity and invitation to comment on the rural character of South Fidalgo Island as part of the Comprehensive Plan 2016 Update. We are South Fidalgo residents who care about preserving the rural character of our precious area. Please accept this letter both as a comment on the Comprehensive Plan 2016 Update and as request to include the following proposal in the Comprehensive Plan Update.

South Fidalgo has primarily two zones: *Rural Intermediate*, which mostly follows the coastline, and *Rural Reserve*, which is most of the large inland parts of the island. The *Rural Reserve* zone in the county code allows for a large variety of intense commercial uses. On South Fidalgo, *Rural Reserve* is all non-commercial residential properties. We would like to keep it that way.

We propose that all the *Rural Reserve* on South Fidalgo be rezoned to a new zone that would be called *South Fidalgo Rural Residential (SFRR)*. The *SFRR* zone would have the same density as *Rural Reserve*, but fewer uses. For example, *SFRR* would not include the following uses that are currently allowed on South Fidalgo through *Rural Reserve*:

- Agricultural processing facilities
- Anaerobic digester
- Animal clinic hospitals
- Animal preserve
- Asphalt/concrete batching
- Day-use and boarding kennels
- Destination and developed campgrounds
- Display gardens
- Fish hatchery
- Golf course
- Manure lagoon
- Off-road vehicle use areas
- Outdoor outfitter enterprises
- Private aircraft landing fields
- Recreational racetracks
- Seasonal worker housing
- Wholesale nurseries

These uses might be appropriate in other parts of Skagit County, but not on South Fidalgo. That's why this area should be rezoned to a new zone that deletes those uses and does not add new – additional

uses. Existing businesses on the island, like Lake Erie Grocery, are already contained in other zones, like Rural Business, and would not be affected by this rezone. We also propose that the new SFRR zone prohibit CaRD development.

Preservation of rural character is important on Fidalgo Island. CaRD development does not "preserve" rural character; instead it "reserves" rural land for future development. For instance, SCC 14.10.300(1)(b) says that one of the purposes of CaRDs is "to reserve lands that may be appropriate for future urban growth areas." The clustering and lot size requirements in the CaRD are also ineffective at preserving rural character in Rural Reserve; instead they create lots that are much smaller than the size of Rural Intermediate (LAMIRD) lots. We believe that prohibiting CaRDs in the new SFRR zone would help preserve South Fidalgo's character by ensuring larger lots. This is similar to what was approved for Guemes Island.

Please contact Roger Robinson, rogerarobinson@comcast.net, if you have questions about this proposal. Thank you for your consideration.

Sincerely,

Handwritten signature (Handwritten name)

James B Davis
(JAMES DAVIS)

Handwritten signature (Handwritten name)

Jan Heald Robinson
(JAN ROBINSON)

Richard C. Machin
(Richard Machin)

Suzanna Dentel
(SUZANNA DENTEL)

Paul Sheeman (Paul Sheeman)

Paul Sheeman (Paul Sheeman)

Laurie Sheeman (Laurie Sheeman)

Lizbeth Vecchiome (Lizbeth Vecchiome)

Mary Lyons (MARY LYONS)

Patrick Milgrom (Patrick Milgrom)

uses. Existing businesses on the island, like Lake Erie Grocery, are already contained in other zones, like Rural Business, and would not be affected by this rezone. We also propose that the new SFRR zone prohibit CaRD development.

Preservation of rural character is important on Fidalgo Island. CaRD development does not "preserve" rural character; instead it "reserves" rural land for future development. For instance, SCC 14.10.300(1)(b) says that one of the purposes of CaRDs is "to reserve lands that may be appropriate for future urban growth areas." The clustering and lot size requirements in the CaRD are also ineffective at preserving rural character in Rural Reserve; instead they create lots that are much smaller than the size of Rural Intermediate (LAMIRD) lots. We believe that prohibiting CaRDs in the new SFRR zone would help preserve South Fidalgo's character by ensuring larger lots. This is similar to what was approved for Guemes Island.

Please contact Roger Robinson, rogerarobinson@comcast.net, if you have questions about this proposal. Thank you for your consideration.

Sincerely,

BRAD WATERS KENDRA WATERS

(SALL SPIRO) Saul M. Spiro, M.D. (ROGER ROBINSON) Roger Robinson

(ALLEN JETT) Allen Jett (KATHLEEN JETT) Kathleen M. Jett (TAM CARSON + CAROL TAYLOR) Tam Carson + Carol Taylor
(KEVIN MONTGOMERY + DENIS DUBSON) Kevin Montgomery + Denis Dubson

(DON CALDWELL) Don Caldwell () Blidwell

(PAUL THURNE) Paul Thurne () PGW

(DANA WEBB) Dana Webb () Michael Stahl

() Dana Webb (STEVE DEMOPOLIS) Steve P. Demopolis

(CATHY WATERS) Cynthia Walters (RANDY WATERS) Randy Walters

(PAUL SHERMAN) Paul Sherman (RUTH BACKLUND) Ruth Backlund

(KATHY ALEXANDER) Kathryn Alexander (RAN WELFE) Ran Welfe



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AICP Code of Ethics and Professional Conduct

Adopted March 19, 2005

Effective June 1, 2005

Revised April 1, 2016

We, professional planners, who are members of the American Institute of Certified Planners, subscribe to our Institute's Code of Ethics and Professional Conduct. Our Code is divided into five sections:

Section A contains a statement of aspirational principles that constitute the ideals to which we are committed. We shall strive to act in accordance with our stated principles. However, an allegation that we failed to achieve our aspirational principles cannot be the subject of a misconduct charge or be a cause for disciplinary action.

Section B contains rules of conduct to which we are held accountable. If we violate any of these rules, we can be the object of a charge of misconduct and shall have the responsibility of responding to and cooperating with the investigation and enforcement procedures. If we are found to be blameworthy by the AICP Ethics Committee, we shall be subject to the imposition of sanctions that may include loss of our certification.

Section C contains the procedural provisions of the Code that describe how one may obtain either a formal or informal advisory ruling, as well as the requirements for an annual report.

Section D contains the procedural provisions that detail how a complaint of misconduct can be filed, as well as how these complaints are investigated and adjudicated.

Section E contains procedural provisions regarding the forms of disciplinary actions against a planner, including those situations where a planner is convicted of a serious crime or other conduct inconsistent with the responsibilities of a certified planner.

The principles to which we subscribe in Sections A and B of the Code derive from the special responsibility of our profession to serve the public interest with compassion for the welfare of all people and, as professionals, to our obligation to act with high integrity.

As the basic values of society can come into competition with each other, so can the aspirational principles we espouse under this Code. An ethical judgment often requires a conscientious balancing, based on the facts and context of a particular situation and on the precepts of the entire Code.

As Certified Planners, all of us are also members of the American Planning Association and share in the goal of building better, more inclusive communities. We want the public to be aware of the principles by which we practice our profession in the quest of that goal. We



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sincerely hope that the public will respect the commitments we make to our employers and clients, our fellow professionals, and all other persons whose interests we affect.

A: Principles to Which We Aspire

1. Our Overall Responsibility to the Public

Our primary obligation is to serve the public interest and we, therefore, owe our allegiance to a conscientiously attained concept of the public interest that is formulated through continuous and open debate. We shall achieve high standards of professional integrity, proficiency, and knowledge. To comply with our obligation to the public, we aspire to the following principles:

- a) We shall always be conscious of the rights of others.
- b) We shall have special concern for the long-range consequences of present actions.
- c) We shall pay special attention to the interrelatedness of decisions.
- d) We shall provide timely, adequate, clear, and accurate information on planning issues to all affected persons and to governmental decision makers.
- e) We shall give people the opportunity to have a meaningful impact on the development of plans and programs that may affect them. Participation should be broad enough to include those who lack formal organization or influence.
- f) We shall seek social justice by working to expand choice and opportunity for all persons, recognizing a special responsibility to plan for the needs of the disadvantaged and to promote racial and economic integration. We shall urge the alteration of policies, institutions, and decisions that oppose such needs.
- g) We shall promote excellence of design and endeavor to conserve and preserve the integrity and heritage of the natural and built environment.
- h) We shall deal fairly with all participants in the planning process. Those of us who are public officials or employees shall also deal evenhandedly with all planning process participants.

2. Our Responsibility to Our Clients and Employers

We owe diligent, creative, and competent performance of the work we do in pursuit of our client or employer's interest. Such performance, however, shall always be consistent with our faithful service to the public interest.

- a) We shall exercise independent professional judgment on behalf of our clients and employers.



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b) We shall accept the decisions of our client or employer concerning the objectives and nature of the professional services we perform unless the course of action is illegal or plainly inconsistent with our primary obligation to the public interest.

c) We shall avoid a conflict of interest or even the appearance of a conflict of interest in accepting assignments from clients or employers.

3. Our Responsibility to Our Profession and Colleagues

We shall contribute to the development of, and respect for, our profession by improving knowledge and techniques, making work relevant to solutions of community problems, and increasing public understanding of planning activities.

a) We shall protect and enhance the integrity of our profession.

b) We shall educate the public about planning issues and their relevance to our everyday lives.

c) We shall describe and comment on the work and views of other professionals in a fair and professional manner.

d) We shall share the results of experience and research that contribute to the body of planning knowledge.

e) We shall examine the applicability of planning theories, methods, research and practice and standards to the facts and analysis of each particular situation and shall not accept the applicability of a customary solution without first establishing its appropriateness to the situation.

f) We shall contribute time and resources to the professional development of students, interns, beginning professionals, and other colleagues.

g) We shall increase the opportunities for members of underrepresented groups to become professional planners and help them advance in the profession.

h) We shall continue to enhance our professional education and training.

i) We shall systematically and critically analyze ethical issues in the practice of planning.

j) We shall contribute time and effort to groups lacking in adequate planning resources and to voluntary professional activities.



B: Our Rules of Conduct

We adhere to the following Rules of Conduct, and we understand that our Institute will enforce compliance with them. If we fail to adhere to these Rules, we could receive sanctions, the ultimate being the loss of our certification:

1. We shall not deliberately or with reckless indifference fail to provide adequate, timely, clear and accurate information on planning issues.
2. We shall not accept an assignment from a client or employer when the services to be performed involve conduct that we know to be illegal or in violation of these rules.
3. We shall not accept an assignment from a client or employer to publicly advocate a position on a planning issue that is indistinguishably adverse to a position we publicly advocated for a previous client or employer within the past three years unless (1) we determine in good faith after consultation with other qualified professionals that our change of position will not cause present detriment to our previous client or employer, and (2) we make full written disclosure of the conflict to our current client or employer and receive written permission to proceed with the assignment.
4. We shall not, as salaried employees, undertake other employment in planning or a related profession, whether or not for pay, without having made full written disclosure to the employer who furnishes our salary and having received subsequent written permission to undertake additional employment, unless our employer has a written policy which expressly dispenses with a need to obtain such consent.
5. We shall not, as public officials or employees, accept from anyone other than our public employer any compensation, commission, rebate, or other advantage that may be perceived as related to our public office or employment.
6. We shall not perform work on a project for a client or employer if, in addition to the agreed upon compensation from our client or employer, there is a possibility for direct personal or financial gain to us, our family members, or persons living in our household, unless our client or employer, after full written disclosure from us, consents in writing to the arrangement.
7. We shall not use to our personal advantage, nor that of a subsequent client or employer, information gained in a professional relationship that the client or employer has requested be held inviolate or that we should recognize as confidential because its disclosure could result in embarrassment or other detriment to the client or employer. Nor shall we disclose such confidential information except when (1) required by process of law, or (2) required to prevent a clear violation of law, or (3) required to prevent a substantial injury to the public. Disclosure pursuant to (2) and (3) shall not be made until after we have verified the facts and issues involved and, when practicable, exhausted efforts to obtain reconsideration of the matter and



have sought separate opinions on the issue from other qualified professionals employed by our client or employer.

8. We shall not, as public officials or employees, engage in private communications with planning process participants if the discussions relate to a matter over which we have authority to make a binding, final determination if such private communications are prohibited by law or by agency rules, procedures, or custom.

9. We shall not engage in private discussions with decision makers in the planning process in any manner prohibited by law or by agency rules, procedures, or custom.

10. We shall neither deliberately, nor with reckless indifference, misrepresent the qualifications, views and findings of other professionals.

11. We shall not solicit prospective clients or employment through use of false or misleading claims, harassment, or duress.

12. We shall not misstate our education, experience, training, or any other facts which are relevant to our professional qualifications.

13. We shall not sell, or offer to sell, services by stating or implying an ability to influence decisions by improper means.

14. We shall not use the power of any office to seek or obtain a special advantage that is not a matter of public knowledge or is not in the public interest.

15. We shall not accept work beyond our professional competence unless the client or employer understands and agrees that such work will be performed by another professional competent to perform the work and acceptable to the client or employer.

16. We shall not accept work for a fee, or pro bono, that we know cannot be performed with the promptness required by the prospective client, or that is required by the circumstances of the assignment.

17. We shall not use the product of others' efforts to seek professional recognition or acclaim intended for producers of original work.

18. We shall not direct or coerce other professionals to make analyses or reach findings not supported by available evidence.

19. We shall not fail to disclose the interests of our client or employer when participating in the planning process. Nor shall we participate in an effort to conceal the true interests of our client or employer.



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20. We shall not unlawfully discriminate against another person.
21. We shall not withhold cooperation or information from the AICP Ethics Officer or the AICP Ethics Committee if a charge of ethical misconduct has been filed against us.
22. We shall not retaliate or threaten retaliation against a person who has filed a charge of ethical misconduct against us or another planner, or who is cooperating in the Ethics Officer's investigation of an ethics charge.
23. We shall not use the threat of filing an ethics charge in order to gain, or attempt to gain, an advantage in dealings with another planner.
24. We shall not file a frivolous charge of ethical misconduct against another planner.
25. We shall neither deliberately, nor with reckless indifference, commit any wrongful act, whether or not specified in the Rules of Conduct, that reflects adversely on our professional fitness.
26. We shall not fail to immediately notify the Ethics Officer by both receipted Certified and Regular First Class Mail if we are convicted of a "serious crime" as defined in Section E of the Code; nor immediately following such conviction shall we represent ourselves as Certified Planners or Members of AICP until our membership is reinstated by the AICP Ethics Committee pursuant to the procedures in Section E of the Code.

C: Advisory Opinions

1. Introduction

Any person, whether or not an AICP member, may seek informal advice from the Ethics Officer, and any AICP member may seek a formal opinion from the Ethics Committee, on any matter relating to the Code of Ethics and Professional Conduct. In addition, the Ethics Committee may, from time to time, issue opinions applying the Code to ethical matters relating to planning.

2. Informal Advice

- a) Any person with a question about whether specific conduct conforms to the Code of Ethics and Professional Conduct may seek informal advice from the Ethics Officer. Any such person should contact the Ethics Officer to arrange a time to discuss the issue. The Ethics Officer will endeavor to schedule a call promptly and to provide the advice promptly.



- b) Informal advice will be given orally. However, the Ethics Officer will keep a record of the issue raised and the advice given.
- c) Informal advice is intended to assist the person who seeks it, but it is not binding on AICP. Nevertheless, the Ethics Committee will take it into consideration if the Committee is subsequently called upon to consider a charge of misconduct against a Certified Planner who relied on the advice.

3. Formal Advisory Opinions Requested By A Member

- a) Any AICP member with a question about whether specific conduct conforms to the Code of Ethics and Professional Conduct may seek a formal opinion from the Ethics Committee. Any such member should send a detailed description of the relevant facts and a clear statement of the question to the Ethics Officer.
- b) The Ethics Officer shall review each such request and determine whether there is sufficient information to permit a fully informed response or whether additional information is required.
- c) The Ethics Committee will not issue an Advisory Opinion if it determines that the request concerns past conduct that may be the subject of a charge of misconduct. It may also decline to issue an Advisory Opinion for any other reason. The Committee may, but is not required to, provide a reason for a decision not to issue an opinion.
- d) If the Ethics Committee determines to issue an Advisory Opinion, it will endeavor to do so within ninety (90) days after receiving all information necessary to the provision of the opinion. Every Advisory Opinion will be in writing.
- e) Any member who acts in compliance with a formal Advisory Opinion will have a defense to a charge of misconduct that is based on conduct permitted by the Opinion.
- f) The Ethics Committee, in its sole discretion, shall determine whether, and how, to publish any formal Advisory Opinion. If the Committee determines to publish an Advisory Opinion, the published Opinion will not, without appropriate consent, include the name or other identifying information of any person except to the extent that identifying information is helpful in setting forth the issue or in explaining the Committee's decision.
- g) Any AICP member who believes that a published formal Advisory Opinion is incorrect or incomplete may write to the Ethics Officer explaining the member's thinking and requesting reconsideration. The Ethics Officer shall transmit all such communications to the Ethics Committee. That Committee shall review such communications and determine what, if any, changes to make. The decision of the Committee shall be final.



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4. Formal Advisory Opinions Issued Without Request of a Member

- a) The Ethics Committee may from time to time issue, without a request from a member, formal Advisory Opinions relating to the Code of Ethics and Professional Conduct when it believes that an Opinion will provide useful guidance to members.
- b) All formal Advisory Opinions issued under this paragraph shall be in writing and shall be published to the entire membership.
- c) Any AICP member who believes that a formal Advisory Opinion issued under this paragraph is incorrect or incomplete may write to the Ethics Officer explaining the member's thinking and requesting reconsideration. The Ethics Officer shall transmit all such communications to the Ethics Committee. That Committee shall review such communications and determine what, if any, changes to make. The decision of the Committee shall be final.

5. Annual Report of the Ethics Officer

- a) Prior to January 31 of each year, the Ethics Officer shall provide to the AICP Commission and to the Ethics Committee an Annual Report of all formal Advisory Opinions and all interpretations of the Code issued during the preceding calendar year. That report need not contain the full text of each formal Advisory Opinion and interpretation of the Code.
- b) The AICP Commission shall publish an Annual Report on ethics matters to the membership.

D: Adjudication of Complaints of Misconduct

1. Filing a Complaint.

- a) Any person, whether or not an AICP member, may file an ethics complaint against a Certified Planner. An ethics complaint shall be sent to the AICP Ethics Officer on a form developed by the Ethics Officer and posted on the AICP website. The complaint must be signed and include contact information so that the Ethics Committee and the Ethics Officer will know with whom to follow up if questions arise or if the situation otherwise requires follow up. The person making the complaint ("the complainant") may request confidentiality. The AICP will attempt to honor that request. However, it cannot guarantee confidentiality and will disclose the identity of the complainant if disclosure is needed in



order to reach an informed result or otherwise to advance the thoughtful consideration of the complaint. The complaint may be accompanied by a brief cover letter.

b) The complaint shall identify the Certified Planner against whom the complaint is brought, describe the conduct at issue, cite the relevant provision(s) of the Code of Ethics and Professional Conduct, and explain the reasons that the conduct is thought to violate the Code.

c) The complaint should be accompanied by all relevant documentation available to the complainant.

d) The Ethics Officer shall determine whether the complaint contains all information necessary to making a fully informed decision. If the complaint does not contain all such information, the Ethics Officer shall contact the complainant to try to obtain the information.

e) The Ethics Officer shall maintain, for use by the Ethics Committee, a log of all complaints against Certified Planners.

2. Preliminary Review.

a) The Ethics Officer shall review each complaint, together with any supporting documentation, to make a preliminary determination of whether a violation may have occurred. Before making this determination, the Ethics Officer may request from the complainant any additional information that the Officer deems relevant.

b) Within thirty (30) days after receiving all information that the Ethics Officer deems necessary to make a preliminary determination, the Ethics Officer shall make a preliminary determination whether a violation may have occurred.

c) If the preliminary determination of the Ethics Officer is that it is clear that no violation has occurred, the complaint shall be dismissed. The complainant shall be so notified. The complainant shall have twenty (20) days from the date of notification to appeal the dismissal of the complaint to the Ethics Committee.

d) If the preliminary determination of the Ethics Officer is that a violation may have occurred — or if, on appeal, the Ethics Committee reverses a preliminary dismissal, the Ethics Officer shall, within thirty (30) days, provide the complaint to the Certified Planner against whom the complaint was made ("the respondent"). The Ethics Officer shall request from the respondent a detailed response to the complaint, and any supporting documentation.



3. Fact Gathering

- a) The respondent shall have thirty (30) days from the date of notification from the Ethics Officer to provide a response to the complaint, as well as any supporting documentation. The Ethics Officer may extend this time, for good cause shown, for a period not to exceed fourteen (14) days.
- b) The Ethics Officer shall provide the response of the respondent to the complainant and shall give the complainant an opportunity to comment on the response within fourteen (14) days.
- c) If the Ethics Officer determines that additional information is needed from either the complainant or the respondent, the Ethics Officer shall attempt to obtain such information. The parties shall have fifteen (15) days to provide the requested additional information, with up to a fifteen (15) day extension at the discretion of the Ethics Officer if a request is made for additional time.

4. Exploration of Settlement

- a) At any point in the process, the Ethics Officer may, after consultation with the Ethics Committee, attempt to negotiate a settlement of the complaint in accordance with the Code of Ethics and Professional Conduct.
- b) The Ethics Committee shall be notified of — and permitted to comment on — any potential settlement at an early stage. Any settlement must be approved by the Ethics Committee before becoming final. Upon approval by the Ethics Committee, a settlement agreement shall be signed by the respondent and, where appropriate, by the complainant.
- c) If a negotiated settlement is approved by the Ethics Committee and is signed in accordance with paragraph 4-b, the matter will be concluded, and no further action will be taken by AICP.

5. Decision

- a) If neither the Ethics Officer nor the Ethics Committee determines to explore settlement — or if the parties are unwilling to engage in settlement discussions or if a settlement is not reached, the Ethics Officer shall, after considering timely input from the parties, issue a written decision on the complaint. The Ethics Officer, at his or her sole discretion, may determine whether a hearing needs to be held. A hearing will be held by telephone or other electronic means unless all parties and the Ethics Officer agree that it should be held in person. The expenses of each party in connection with any hearing, such as transcripts, travel, and attorneys' fees, will be borne by that party.



b) The Ethics Officer may determine that there is inadequate evidence of an ethics violation and therefore dismiss the complaint. Alternatively, the Ethics Officer may find that there has been an ethics violation. In either situation, the Ethics Officer shall explain the basis for the decision in a written opinion that cites and discusses the relevant provision(s) of the Code of Ethics and Professional Conduct.

c) If the decision is that there has been a violation, the Ethics Officer shall impose such discipline as that Officer deems appropriate. The discipline may be: (1) a confidential letter of admonition, (2) a public reprimand, (3) suspension of AICP membership, or (4) expulsion from AICP. The Ethics Officer shall explain the basis for the discipline imposed and may attach such conditions, *e.g.* requirement to get additional ethics training, as the Officer deems just.

d) The Ethics Officer shall transmit the decision to the Ethics Committee and shall notify the parties of the decision. However, the Ethics Officer may determine not to disclose the remedy to a complainant who is not a member of AICP.

6. Appeal

a) Within thirty (30) days after issuance of the written decision of the Ethics Officer, either the complainant or respondent may appeal the decision to the Ethics Committee by filing a timely written notice of appeal with the Ethics Officer.

b) If an appeal is timely filed, the party filing the appeal shall, within fourteen (14) days, provide the Ethics Officer with a written statement as to the basis for the appeal. The Ethics Officer shall, within ten (10) days, transmit that document to the party against whom the appeal is filed. That party shall have thirty (30) days to provide the Ethics Officer with a written statement of his or her position on the appeal. The Ethics Officer shall transmit all written statements of the parties to the Ethics Committee within ten (10) days after the record is complete.

c) After receiving any timely filed statements of the parties, the Ethics Committee shall issue a written decision on the appeal. Before issuing a decision, the Ethics Committee, in its sole discretion, may consult with the Ethics Officer. The Ethics Committee may also, in its sole discretion, determine whether to hold a hearing at which the parties may present their positions and answer questions posed by the Committee. A hearing will be held by telephone or other electronic means unless all parties and the Ethics Committee agree that it should be held in person. The expenses of each party in connection with any hearing, such as transcripts, travel, and attorneys' fees, will be borne by that party.



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d) The Ethics Committee may (1) affirm the decision of the Ethics Officer; (2) affirm the decision but impose a different remedy; (3) vacate the decision of the Ethics Officer and return the case to the Ethics Officer for additional investigation, consideration of different Code sections or issues, or any other follow up; or (4) vacate the decision of the Ethics Officer and issue its own decision.

e) A decision to affirm the decision of the Ethics Officer, to impose a different remedy, or to vacate that decision and to issue the Ethics Committee's own decision shall be final.

f) If the decision is to return the case to the Ethics Officer for follow up, the Ethics Officer may seek to explore settlement or may issue a decision consistent with the decision of the Ethics Committee. Before issuing such a decision, the Ethics Officer may seek additional input from the parties in a manner and format consistent with the Code of Ethics and Professional Conduct.

7. Effect of Dropping of Charges by Complainant or Resignation by Respondent

a) If charges are dropped by the complainant, the Ethics Committee may, at its sole discretion, either terminate the ethics proceeding or continue the process without the complainant.

b) If the respondent resigns from AICP or lets membership lapse after a complaint is filed but before the case is finalized, the Ethics Committee may, at its sole discretion, either terminate the ethics proceeding or continue the process. As in any situation, the Ethics Committee may also determine to file a complaint with the appropriate law enforcement authority if it believes that a violation of law may have occurred.

8. Reporting

a) Any written decision of the Ethics Committee may, at the discretion of the Committee, be published and titled "Opinion of the AICP Ethics Committee".

b) Any written decision of the Ethics Officer shall be referenced in the Annual Report of the Ethics Officer.

E: Discipline of Members

1. General

AICP members are subject to discipline for certain conduct. This conduct includes (a) conviction of a serious crime as defined in paragraph 3; (b) conviction of other crimes as set forth in paragraph 4; (c) a finding by the Ethics Committee or Ethics Officer that the member has



engaged in unethical conduct; (d) loss, suspension, or restriction of state or other governmental professional licensure; (e) failure to make disclosure to AICP of any conviction of a serious crime or adverse professional licensure action; or (f) such other action as the Ethics Committee or the Ethics Officer, in the exercise of reasonable judgment, determines to be inconsistent with the professional responsibilities of a Certified Planner.

2. Forms of Discipline

The discipline available under this Policy includes: (a) a confidential letter of admonition, (b) a public letter of censure, (c) suspension of AICP membership, or (d) revocation from AICP. The Ethics Officer or the Ethics Committee may attach conditions to these disciplinary actions, such as the writing of a letter of apology, the correction of a false statement or statements, the taking of an ethics course, the refunding of money, or any other conditions deemed just in light of the conduct in question.

3. Conviction of a Serious Crime

a) The membership of a Certified Planner shall be revoked if the Planner has been convicted of a "serious crime". Membership shall be revoked whether the conviction resulted from a plea of guilty or nolo contendere, from a verdict after trial, or otherwise. Membership shall be revoked even if the Planner is appealing a conviction, but it will be reinstated if the conviction is overturned upon appeal.

b) For purposes of this Policy, the term "serious crime" shall mean any crime that, in the judgment of the Ethics Committee or the Ethics Officer, involves false swearing, misrepresentation, fraud, failure to file income tax returns or to pay tax, deceit, bribery, extortion, misappropriation, theft, or physical harm to another.

4. Conviction of Other Crimes

a) Discipline may also be imposed if a Certified Planner has been convicted of a crime not included within the definition of "serious crime," including an action determined by the Ethics Committee or the Ethics Officer to be inconsistent with the professional responsibilities of a Certified Planner.

b) Before any discipline is imposed under this section, the member shall have a right to set forth his or her position in writing to the Ethics Officer. The Ethics Officer shall, in that Officer's sole discretion, determine whether or not to give the member a hearing. The Ethics Officer shall notify the member of the decision.

c) A member who has had discipline imposed by the Ethics Officer shall have thirty (30) days from the date of notification of the adverse decision to file an appeal to the Ethics



Committee. The member may do so by filing a timely notice of appeal with the Ethics Officer. The notice shall be accompanied by a statement of the basis for the appeal. The Ethics Officer will transmit any appeal and accompanying notice to the Ethics Committee. That Committee shall determine, in its sole discretion, whether or not to grant a hearing. The Ethics Committee shall, after considering the relevant information, issue a written opinion on the appeal.

5. Unethical Conduct

The forms of discipline set forth in paragraph 2 shall apply to any member who is found to have engaged in unethical conduct in accordance with the procedures established in the Policy on Adjudication of Complaints of Misconduct.

6. Revocation, Suspension, or Restriction of Licensure

a) The Ethics Committee or Ethics Officer shall impose such discipline as the Committee or Officer regards as just if a state or other governmentally-issued professional license of a Certified Planner has been revoked, suspended, or restricted for any reason relating to improper conduct by the Planner.

b) Before any discipline is imposed under this section, the provisions of section 4 (b) and (c) shall apply.

7. Duty to Notify Ethics Officer

a) A member who has been convicted of a serious crime or who has had his or her state or other governmentally-issued professional license revoked, suspended, or restricted for any reason relating to improper conduct by the member shall promptly report the relevant development to the Ethics Officer.

b) Failure of a member to report that he or she has been convicted of a serious crime or has had a professional license revoked, suspended, or restricted for a reason relating to improper conduct by that member may itself result in discipline of that member.

8. Other Conduct Inconsistent with the Responsibilities of a Certified Planner

a) The Ethics Officer shall have the right to discipline any member for any conduct not otherwise covered by this Policy that the Officer determines to be inconsistent with the responsibilities of a Certified Planner.

b) Conduct covered by this section shall include, but not be limited to, a finding in a civil case that the member has engaged in defamation or similar unlawful action, has knowingly infringed the copyright or other intellectual property of another, or has engaged in perjury.



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c) Before any discipline is imposed under this section, the provisions of section 4-b and 4-c shall apply.

9. Petition for Reinstatement

a) Any Certified Planner whose membership or certification is revoked may petition the Ethics Committee for reinstatement no sooner than five years from the time of revocation. The Ethics Committee shall determine, in its sole discretion, whether to afford the petitioner a hearing and/or whether to seek additional information. The Committee shall determine, in its sole judgment, whether reinstatement is appropriate and what, if any, conditions should be applied to any such reinstatement. The Ethics Officer shall transmit the reinstatement determination to the Planner.

b) If the Ethics Committee denies the Petition, that Officer shall advise the Planner of the opportunity to file a subsequent petition after twelve (12) months have elapsed from the date of the determination.

10. Publication of Disciplinary Actions

The Ethics Committee, in its sole discretion, may publish the names of members who have had disciplinary action imposed and to state the nature of the discipline that was imposed. The authority to publish shall survive the voluntary or involuntary termination or suspension of AICP membership and certification. The Ethics Committee, in its sole discretion, may also determine not to publish such information or to publish only so much of that information as it deems appropriate.

From: bill.doddridgegwdx@gmail.com
To: [Tom Moser](#)
Cc: [PDS comments](#)
Subject: Re: 2018 Docket of Proposed Policy, Code and Map Amendments
Date: Tuesday, August 21, 2018 1:07:13 PM

Great response, Thanks Tom...

PS:

Met with Ken Dalstedt yesterday....great meeting...seems to support our position (but you probably already knew that)

Bill

Sent from my iPad

On Aug 21, 2018, at 12:54 PM, Tom Moser <tmoser@advocateslg.com> wrote:

PDS Staff:

Please see attached comments concerning P-12.

Thank you for your attention.

Tom Moser

C. Thomas Moser
Advocates Law Group, PLLC
Experience counts and cost matters

C. Thomas Moser
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August 21, 2018

Via Email and Hand Delivered

RECEIVED
AUG 21 2018
SKAGIT COUNTY
PDS

Mr. Hal H. Hart, Director, AICP
Skagit County Planning & Development Services
1800 Continental Place
Mount Vernon, WA 98273

Re: 2018 Docket of Proposed Policy, Code, and Map Amendments
P-12, South Fidalgo Island, SFRR

Mr. Hart:

I represent a group of South Fidalgo Island property owners who are opposed to the P-12 proposal to revise the definition of Rural Reserve zoned land. This letter is to request that Skagit County remove this matter from the 2018 docket, for reasons explained below.

It appears that former assistant planning director Ryan Walters had potential if not an actual conflict of interest in the P-12 proposal. Our information is that his family members were part of the 2015 petition for a “rezone” of Rural Reserve on South Fidalgo Island. The petition was submitted by Mr. Roger Robinson on November 6, 2015, and signed by Randall Walters, Cynthia Walters, Brad Walters and Kendra Walters. A copy of that petition is enclosed. Our information is that Randall Walters and Cynthia Walters are Ryan’s parents.

At the time the 2015 petition was filed, Ryan Walters was a deputy prosecuting attorney assigned to Planning and Development Services. Within the past couple years Ryan became Assistant Planning Director. He participated in this P-12 process, which was developed in response to the 2015 petition filed by Mr. Robinson. We observe that Ryan Walters responded to communications, provided testimony and prepared staff reports to the Planning Commission on the P-12 proposal. More recently he resigned from your department and became planning director for the Samish Tribe.

The American Institute of Certified Planners has adopted a Code of Ethics and Professional Conduct which we believe address this very issue. A copy of that Code is enclosed. Section A is a statement of aspirational principles for planners, which includes the following:

“We shall avoid a conflict of interest or even the appearance of a conflict of interest in accepting assignments from clients or employers.”

Section B of the Code contains the rules of conduct for planners. Rule 6 of the Code states as follows:

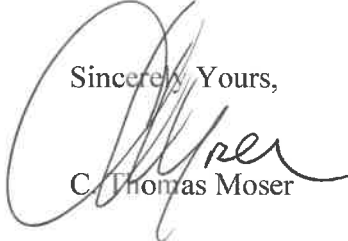
“We shall not perform work on a project for a client or employer if, in addition to the agreed upon compensation from our client or employer, there is a possibility for direct personal or financial gain to use, or family members, or persons living in our household, unless our client or employer, after full written disclosure from us, consents in writing to the arrangement.”

I am not aware that the Planning and Development Services department has adopted this Code, but I suggest that the basic principles are of universal application and an accepted standard in any planning department. The public is entitled to know if a staff member has a conflict of interest or even the appearance of a conflict. Public trust in your department and the entire planning process is based on the anticipation that your planning staff is using independent professional judgment in evaluating proposals and projects and not influenced by financial gain or the desires of family. If a conflict of interest does develop, the remedy is to have the planner disqualified from that particular project.

Mr. Robinson has argued, among other things, that P-12 benefits the South Fidalgo community in several ways, including the protection of property values. My clients have other views on that matter, but that financial gain argument alone makes the rule cited herein applicable.

The question is what to do now that the process is tainted by this conflict, since Ryan Walters is no longer employed by Skagit County. The only remedy is to remove P-12 from the 2018 Docket and start the process over in a subsequent Docket.

Thank you for your attention to this request.

Sincerely Yours,

C. Thomas Moser

CTM
cc: clients

From: PDS comments
To: Debra L. Nicholson
Subject: FW: Attn: Commissioners & Planning Department - 2016 Comp Plan Request
Date: Friday, November 06, 2015 2:02:52 PM

From: Roger Robinson [mailto:rogerarobinson@gmail.com]
Sent: Friday, November 06, 2015 11:26 AM
To: PDS comments; Ron Wesen
Subject: Attn: Commissioners & Planning Department - 2016 Comp Plan Request

Dear Commissioners & Planning Department,

Recently you asked for public comments and suggestions for the 2016 comp plan. Attached is a request (PDF file) from 34 South Fidalgo residents for a change to the South Fidalgo Zoning code. South Fidalgo residents are requesting a new 'zone' to replace the county wide Rural Reserve zone, and the elimination of CaRD's on Fidalgo Island. South Fidalgo residents are not in favor of increase in density, as it ruins the "rural character" of South Fidalgo and our island aquifer can not handle more and more water wells. We only had one day to gather these signatures. If needed, to influence your decision, we can supply you with many more.

Please let me know immediately if you can not open the PDF file containing the signatures.

Thank you in advance,

Roger Robinson
Rosario Beach

REZONE

Page 1 of 2

November 4, 2015

Skagit County Commissioners
Skagit County Planning Commission
Skagit County Planning Department
pdscomments@co.skagit.wa.us

Dear County Commissioners:

We appreciate the opportunity and invitation to comment on the rural character of South Fidalgo Island as part of the Comprehensive Plan 2016 Update. We are South Fidalgo residents who care about preserving the rural character of our precious area. Please accept this letter both as a comment on the Comprehensive Plan 2016 Update and as request to include the following proposal in the Comprehensive Plan Update.

South Fidalgo has primarily two zones: Rural Intermediate, which mostly follows the coastline, and Rural Reserve, which is most of the large inland parts of the island. The Rural Reserve zone in the county code allows for a large variety of intense commercial uses. On South Fidalgo, Rural Reserve is all non-commercial residential properties. We would like to keep it that way.

We propose that all the Rural Reserve on South Fidalgo be rezoned to a new zone that would be called South Fidalgo Rural Residential (SFRR). The SFRR zone would have the same density as Rural Reserve, but fewer uses. For example, SFRR would not include the following uses that are currently allowed on South Fidalgo through Rural Reserve:

- Agricultural processing facilities
- Anaerobic digester
- Animal clinic hospitals
- Animal preserve
- Asphalt/concrete batching
- Day-use and boarding kennels
- Destination and developed campgrounds
- Display gardens
- Fish hatchery
- Golf course
- Manure lagoon
- Off-road vehicle use areas
- Outdoor outfitter enterprises
- Private aircraft landing fields
- Recreational racetracks
- Seasonal worker housing
- Wholesale nurseries

These uses might be appropriate in other parts of Skagit County, but not on South Fidalgo. That's why this area should be rezoned to a new zone that deletes those uses and does not add new – additional

uses. Existing businesses on the island, like Lake Erie Grocery, are already contained in other zones, like Rural Business, and would not be affected by this rezone. We also propose that the new SFRR zone prohibit CaRD development.

Preservation of rural character is important on Fidalgo Island. CaRD development does not "preserve" rural character; instead it "reserves" rural land for future development. For instance, SCC 14.10.300(1)(b) says that one of the purposes of CaRDs is "to reserve lands that may be appropriate for future urban growth areas." The clustering and lot size requirements in the CaRD are also ineffective at preserving rural character in Rural Reserve; instead they create lots that are much smaller than the size of Rural Intermediate (LAMIRD) lots. We believe that prohibiting CaRDs in the new SFRR zone would help preserve South Fidalgo's character by ensuring larger lots. This is similar to what was approved for Guemes Island.

Please contact Roger Robinson, rogerarobinson@comcast.net, if you have questions about this proposal. Thank you for your consideration.

Sincerely,

Handwritten signature (HAG...)

James B. Davis
(JAMES DAVIS)

Handwritten signature (T...)

Jan Heald Robinson
(JAN ROBINSON)
(SUZANNA DENTEL)

Richard C. Machin
(RICHARD MACHIN)

Suzanna Dentel

Handwritten signature (Ron Huffstait)

Paul Sherman
(PAUL SHERMAN)

Laurie Sheeran
(LAURIE SHEERAN)

Lizbeth Vecchiome
(LIZBETH VECCHIOME)

Mary Lyons
(MARY LYONS)

Patrick Milgrom
(PATRICK MILGROM)

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Please contact Roger Robinson, rogerarobinson@comcast.net, if you have questions about this proposal. Thank you for your consideration.

Sincerely,

BRAD WATERS KENDRA WATERS

(SAMI SPIRO) *Saul M. Sprio, M.D.* (ROGER ROBINSON) *Roger Robinson*

(ALLEN JETT) *Allen Jett* (KATHLEEN JETT) *Kathleen M. Jett* TOM PARSON = CAROL TAYLOR
KEVIN MONTGOMERY = DENIS DUNSON

(DON CALDWELL) *Don Caldwell* *Blidwell*

(PAUL THURSON) *Paul Thurson* (ROBERT) *Robert*

(DANA WATERS) *Dana Waters* (STEVE DEMOPOLIS) *Steve Demopolis*

(CATHY WATERS) *Cathy Waters* (RANDY WATERS) *Randy Waters*

(PAUL SHERMAN) *Paul Sherman* (RUTH BACKLUND) *Ruth Backlund*

(KATHY ALEXANDER) *Kathryn Alexander* (RAN WELFE) *Ran Welfe*

Kathryn Alexander *Ran Welfe*



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AICP Code of Ethics and Professional Conduct

Adopted March 19, 2005

Effective June 1, 2005

Revised April 1, 2016

We, professional planners, who are members of the American Institute of Certified Planners, subscribe to our Institute's Code of Ethics and Professional Conduct. Our Code is divided into five sections:

Section A contains a statement of aspirational principles that constitute the ideals to which we are committed. We shall strive to act in accordance with our stated principles. However, an allegation that we failed to achieve our aspirational principles cannot be the subject of a misconduct charge or be a cause for disciplinary action.

Section B contains rules of conduct to which we are held accountable. If we violate any of these rules, we can be the object of a charge of misconduct and shall have the responsibility of responding to and cooperating with the investigation and enforcement procedures. If we are found to be blameworthy by the AICP Ethics Committee, we shall be subject to the imposition of sanctions that may include loss of our certification.

Section C contains the procedural provisions of the Code that describe how one may obtain either a formal or informal advisory ruling, as well as the requirements for an annual report.

Section D contains the procedural provisions that detail how a complaint of misconduct can be filed, as well as how these complaints are investigated and adjudicated.

Section E contains procedural provisions regarding the forms of disciplinary actions against a planner, including those situations where a planner is convicted of a serious crime or other conduct inconsistent with the responsibilities of a certified planner.

The principles to which we subscribe in Sections A and B of the Code derive from the special responsibility of our profession to serve the public interest with compassion for the welfare of all people and, as professionals, to our obligation to act with high integrity.

As the basic values of society can come into competition with each other, so can the aspirational principles we espouse under this Code. An ethical judgment often requires a conscientious balancing, based on the facts and context of a particular situation and on the precepts of the entire Code.

As Certified Planners, all of us are also members of the American Planning Association and share in the goal of building better, more inclusive communities. We want the public to be aware of the principles by which we practice our profession in the quest of that goal. We



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sincerely hope that the public will respect the commitments we make to our employers and clients, our fellow professionals, and all other persons whose interests we affect.

A: Principles to Which We Aspire

1. Our Overall Responsibility to the Public

Our primary obligation is to serve the public interest and we, therefore, owe our allegiance to a conscientiously attained concept of the public interest that is formulated through continuous and open debate. We shall achieve high standards of professional integrity, proficiency, and knowledge. To comply with our obligation to the public, we aspire to the following principles:

- a) We shall always be conscious of the rights of others.
- b) We shall have special concern for the long-range consequences of present actions.
- c) We shall pay special attention to the interrelatedness of decisions.
- d) We shall provide timely, adequate, clear, and accurate information on planning issues to all affected persons and to governmental decision makers.
- e) We shall give people the opportunity to have a meaningful impact on the development of plans and programs that may affect them. Participation should be broad enough to include those who lack formal organization or influence.
- f) We shall seek social justice by working to expand choice and opportunity for all persons, recognizing a special responsibility to plan for the needs of the disadvantaged and to promote racial and economic integration. We shall urge the alteration of policies, institutions, and decisions that oppose such needs.
- g) We shall promote excellence of design and endeavor to conserve and preserve the integrity and heritage of the natural and built environment.
- h) We shall deal fairly with all participants in the planning process. Those of us who are public officials or employees shall also deal evenhandedly with all planning process participants.

2. Our Responsibility to Our Clients and Employers

We owe diligent, creative, and competent performance of the work we do in pursuit of our client or employer's interest. Such performance, however, shall always be consistent with our faithful service to the public interest.

- a) We shall exercise independent professional judgment on behalf of our clients and employers.

b) We shall accept the decisions of our client or employer concerning the objectives and nature of the professional services we perform unless the course of action is illegal or plainly inconsistent with our primary obligation to the public interest.

c) We shall avoid a conflict of interest or even the appearance of a conflict of interest in accepting assignments from clients or employers.

3. Our Responsibility to Our Profession and Colleagues

We shall contribute to the development of, and respect for, our profession by improving knowledge and techniques, making work relevant to solutions of community problems, and increasing public understanding of planning activities.

a) We shall protect and enhance the integrity of our profession.

b) We shall educate the public about planning issues and their relevance to our everyday lives.

c) We shall describe and comment on the work and views of other professionals in a fair and professional manner.

d) We shall share the results of experience and research that contribute to the body of planning knowledge.

e) We shall examine the applicability of planning theories, methods, research and practice and standards to the facts and analysis of each particular situation and shall not accept the applicability of a customary solution without first establishing its appropriateness to the situation.

f) We shall contribute time and resources to the professional development of students, interns, beginning professionals, and other colleagues.

g) We shall increase the opportunities for members of underrepresented groups to become professional planners and help them advance in the profession.

h) We shall continue to enhance our professional education and training.

i) We shall systematically and critically analyze ethical issues in the practice of planning.

j) We shall contribute time and effort to groups lacking in adequate planning resources and to voluntary professional activities.



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B: Our Rules of Conduct

We adhere to the following Rules of Conduct, and we understand that our Institute will enforce compliance with them. If we fail to adhere to these Rules, we could receive sanctions, the ultimate being the loss of our certification:

1. We shall not deliberately or with reckless indifference fail to provide adequate, timely, clear and accurate information on planning issues.
2. We shall not accept an assignment from a client or employer when the services to be performed involve conduct that we know to be illegal or in violation of these rules.
3. We shall not accept an assignment from a client or employer to publicly advocate a position on a planning issue that is indistinguishably adverse to a position we publicly advocated for a previous client or employer within the past three years unless (1) we determine in good faith after consultation with other qualified professionals that our change of position will not cause present detriment to our previous client or employer, and (2) we make full written disclosure of the conflict to our current client or employer and receive written permission to proceed with the assignment.
4. We shall not, as salaried employees, undertake other employment in planning or a related profession, whether or not for pay, without having made full written disclosure to the employer who furnishes our salary and having received subsequent written permission to undertake additional employment, unless our employer has a written policy which expressly dispenses with a need to obtain such consent.
5. We shall not, as public officials or employees, accept from anyone other than our public employer any compensation, commission, rebate, or other advantage that may be perceived as related to our public office or employment.
6. We shall not perform work on a project for a client or employer if, in addition to the agreed upon compensation from our client or employer, there is a possibility for direct personal or financial gain to us, our family members, or persons living in our household, unless our client or employer, after full written disclosure from us, consents in writing to the arrangement.
7. We shall not use to our personal advantage, nor that of a subsequent client or employer, information gained in a professional relationship that the client or employer has requested be held inviolate or that we should recognize as confidential because its disclosure could result in embarrassment or other detriment to the client or employer. Nor shall we disclose such confidential information except when (1) required by process of law, or (2) required to prevent a clear violation of law, or (3) required to prevent a substantial injury to the public. Disclosure pursuant to (2) and (3) shall not be made until after we have verified the facts and issues involved and, when practicable, exhausted efforts to obtain reconsideration of the matter and



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have sought separate opinions on the issue from other qualified professionals employed by our client or employer.

8. We shall not, as public officials or employees, engage in private communications with planning process participants if the discussions relate to a matter over which we have authority to make a binding, final determination if such private communications are prohibited by law or by agency rules, procedures, or custom.

9. We shall not engage in private discussions with decision makers in the planning process in any manner prohibited by law or by agency rules, procedures, or custom.

10. We shall neither deliberately, nor with reckless indifference, misrepresent the qualifications, views and findings of other professionals.

11. We shall not solicit prospective clients or employment through use of false or misleading claims, harassment, or duress.

12. We shall not misstate our education, experience, training, or any other facts which are relevant to our professional qualifications.

13. We shall not sell, or offer to sell, services by stating or implying an ability to influence decisions by improper means.

14. We shall not use the power of any office to seek or obtain a special advantage that is not a matter of public knowledge or is not in the public interest.

15. We shall not accept work beyond our professional competence unless the client or employer understands and agrees that such work will be performed by another professional competent to perform the work and acceptable to the client or employer.

16. We shall not accept work for a fee, or pro bono, that we know cannot be performed with the promptness required by the prospective client, or that is required by the circumstances of the assignment.

17. We shall not use the product of others' efforts to seek professional recognition or acclaim intended for producers of original work.

18. We shall not direct or coerce other professionals to make analyses or reach findings not supported by available evidence.

19. We shall not fail to disclose the interests of our client or employer when participating in the planning process. Nor shall we participate in an effort to conceal the true interests of our client or employer.



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20. We shall not unlawfully discriminate against another person.
21. We shall not withhold cooperation or information from the AICP Ethics Officer or the AICP Ethics Committee if a charge of ethical misconduct has been filed against us.
22. We shall not retaliate or threaten retaliation against a person who has filed a charge of ethical misconduct against us or another planner, or who is cooperating in the Ethics Officer's investigation of an ethics charge.
23. We shall not use the threat of filing an ethics charge in order to gain, or attempt to gain, an advantage in dealings with another planner.
24. We shall not file a frivolous charge of ethical misconduct against another planner.
25. We shall neither deliberately, nor with reckless indifference, commit any wrongful act, whether or not specified in the Rules of Conduct, that reflects adversely on our professional fitness.
26. We shall not fail to immediately notify the Ethics Officer by both receipted Certified and Regular First Class Mail if we are convicted of a "serious crime" as defined in Section E of the Code; nor immediately following such conviction shall we represent ourselves as Certified Planners or Members of AICP until our membership is reinstated by the AICP Ethics Committee pursuant to the procedures in Section E of the Code.

C: Advisory Opinions

1. Introduction

Any person, whether or not an AICP member, may seek informal advice from the Ethics Officer, and any AICP member may seek a formal opinion from the Ethics Committee, on any matter relating to the Code of Ethics and Professional Conduct. In addition, the Ethics Committee may, from time to time, issue opinions applying the Code to ethical matters relating to planning.

2. Informal Advice

- a) Any person with a question about whether specific conduct conforms to the Code of Ethics and Professional Conduct may seek informal advice from the Ethics Officer. Any such person should contact the Ethics Officer to arrange a time to discuss the issue. The Ethics Officer will endeavor to schedule a call promptly and to provide the advice promptly.

b) Informal advice will be given orally. However, the Ethics Officer will keep a record of the issue raised and the advice given.

c) Informal advice is intended to assist the person who seeks it, but it is not binding on AICP. Nevertheless, the Ethics Committee will take it into consideration if the Committee is subsequently called upon to consider a charge of misconduct against a Certified Planner who relied on the advice.

3. Formal Advisory Opinions Requested By A Member

a) Any AICP member with a question about whether specific conduct conforms to the Code of Ethics and Professional Conduct may seek a formal opinion from the Ethics Committee. Any such member should send a detailed description of the relevant facts and a clear statement of the question to the Ethics Officer.

b) The Ethics Officer shall review each such request and determine whether there is sufficient information to permit a fully informed response or whether additional information is required.

c) The Ethics Committee will not issue an Advisory Opinion if it determines that the request concerns past conduct that may be the subject of a charge of misconduct. It may also decline to issue an Advisory Opinion for any other reason. The Committee may, but is not required to, provide a reason for a decision not to issue an opinion.

d) If the Ethics Committee determines to issue an Advisory Opinion, it will endeavor to do so within ninety (90) days after receiving all information necessary to the provision of the opinion. Every Advisory Opinion will be in writing.

e) Any member who acts in compliance with a formal Advisory Opinion will have a defense to a charge of misconduct that is based on conduct permitted by the Opinion.

f) The Ethics Committee, in its sole discretion, shall determine whether, and how, to publish any formal Advisory Opinion. If the Committee determines to publish an Advisory Opinion, the published Opinion will not, without appropriate consent, include the name or other identifying information of any person except to the extent that identifying information is helpful in setting forth the issue or in explaining the Committee's decision.

g) Any AICP member who believes that a published formal Advisory Opinion is incorrect or incomplete may write to the Ethics Officer explaining the member's thinking and requesting reconsideration. The Ethics Officer shall transmit all such communications to the Ethics Committee. That Committee shall review such communications and determine what, if any, changes to make. The decision of the Committee shall be final.

4. Formal Advisory Opinions Issued Without Request of a Member

- a) The Ethics Committee may from time to time issue, without a request from a member, formal Advisory Opinions relating to the Code of Ethics and Professional Conduct when it believes that an Opinion will provide useful guidance to members.
- b) All formal Advisory Opinions issued under this paragraph shall be in writing and shall be published to the entire membership.
- c) Any AICP member who believes that a formal Advisory Opinion issued under this paragraph is incorrect or incomplete may write to the Ethics Officer explaining the member's thinking and requesting reconsideration. The Ethics Officer shall transmit all such communications to the Ethics Committee. That Committee shall review such communications and determine what, if any, changes to make. The decision of the Committee shall be final.

5. Annual Report of the Ethics Officer

- a) Prior to January 31 of each year, the Ethics Officer shall provide to the AICP Commission and to the Ethics Committee an Annual Report of all formal Advisory Opinions and all interpretations of the Code issued during the preceding calendar year. That report need not contain the full text of each formal Advisory Opinion and interpretation of the Code.
- b) The AICP Commission shall publish an Annual Report on ethics matters to the membership.

D: Adjudication of Complaints of Misconduct

1. Filing a Complaint.

- a) Any person, whether or not an AICP member, may file an ethics complaint against a Certified Planner. An ethics complaint shall be sent to the AICP Ethics Officer on a form developed by the Ethics Officer and posted on the AICP website. The complaint must be signed and include contact information so that the Ethics Committee and the Ethics Officer will know with whom to follow up if questions arise or if the situation otherwise requires follow up. The person making the complaint ("the complainant") may request confidentiality. The AICP will attempt to honor that request. However, it cannot guarantee confidentiality and will disclose the identity of the complainant if disclosure is needed in



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order to reach an informed result or otherwise to advance the thoughtful consideration of the complaint. The complaint may be accompanied by a brief cover letter.

b) The complaint shall identify the Certified Planner against whom the complaint is brought, describe the conduct at issue, cite the relevant provision(s) of the Code of Ethics and Professional Conduct, and explain the reasons that the conduct is thought to violate the Code.

c) The complaint should be accompanied by all relevant documentation available to the complainant.

d) The Ethics Officer shall determine whether the complaint contains all information necessary to making a fully informed decision. If the complaint does not contain all such information, the Ethics Officer shall contact the complainant to try to obtain the information.

e) The Ethics Officer shall maintain, for use by the Ethics Committee, a log of all complaints against Certified Planners.

2. Preliminary Review.

a) The Ethics Officer shall review each complaint, together with any supporting documentation, to make a preliminary determination of whether a violation may have occurred. Before making this determination, the Ethics Officer may request from the complainant any additional information that the Officer deems relevant.

b) Within thirty (30) days after receiving all information that the Ethics Officer deems necessary to make a preliminary determination, the Ethics Officer shall make a preliminary determination whether a violation may have occurred.

c) If the preliminary determination of the Ethics Officer is that it is clear that no violation has occurred, the complaint shall be dismissed. The complainant shall be so notified. The complainant shall have twenty (20) days from the date of notification to appeal the dismissal of the complaint to the Ethics Committee.

d) If the preliminary determination of the Ethics Officer is that a violation may have occurred — or if, on appeal, the Ethics Committee reverses a preliminary dismissal, the Ethics Officer shall, within thirty (30) days, provide the complaint to the Certified Planner against whom the complaint was made ("the respondent"). The Ethics Officer shall request from the respondent a detailed response to the complaint, and any supporting documentation.

3. Fact Gathering

- a) The respondent shall have thirty (30) days from the date of notification from the Ethics Officer to provide a response to the complaint, as well as any supporting documentation. The Ethics Officer may extend this time, for good cause shown, for a period not to exceed fourteen (14) days.
- b) The Ethics Officer shall provide the response of the respondent to the complainant and shall give the complainant an opportunity to comment on the response within fourteen (14) days.
- c) If the Ethics Officer determines that additional information is needed from either the complainant or the respondent, the Ethics Officer shall attempt to obtain such information. The parties shall have fifteen (15) days to provide the requested additional information, with up to a fifteen (15) day extension at the discretion of the Ethics Officer if a request is made for additional time.

4. Exploration of Settlement

- a) At any point in the process, the Ethics Officer may, after consultation with the Ethics Committee, attempt to negotiate a settlement of the complaint in accordance with the Code of Ethics and Professional Conduct.
- b) The Ethics Committee shall be notified of — and permitted to comment on — any potential settlement at an early stage. Any settlement must be approved by the Ethics Committee before becoming final. Upon approval by the Ethics Committee, a settlement agreement shall be signed by the respondent and, where appropriate, by the complainant.
- c) If a negotiated settlement is approved by the Ethics Committee and is signed in accordance with paragraph 4-b, the matter will be concluded, and no further action will be taken by AICP.

5. Decision

- a) If neither the Ethics Officer nor the Ethics Committee determines to explore settlement — or if the parties are unwilling to engage in settlement discussions or if a settlement is not reached, the Ethics Officer shall, after considering timely input from the parties, issue a written decision on the complaint. The Ethics Officer, at his or her sole discretion, may determine whether a hearing needs to be held. A hearing will be held by telephone or other electronic means unless all parties and the Ethics Officer agree that it should be held in person. The expenses of each party in connection with any hearing, such as transcripts, travel, and attorneys' fees, will be borne by that party.



b) The Ethics Officer may determine that there is inadequate evidence of an ethics violation and therefore dismiss the complaint. Alternatively, the Ethics Officer may find that there has been an ethics violation. In either situation, the Ethics Officer shall explain the basis for the decision in a written opinion that cites and discusses the relevant provision(s) of the Code of Ethics and Professional Conduct.

c) If the decision is that there has been a violation, the Ethics Officer shall impose such discipline as that Officer deems appropriate. The discipline may be: (1) a confidential letter of admonition, (2) a public reprimand, (3) suspension of AICP membership, or (4) expulsion from AICP. The Ethics Officer shall explain the basis for the discipline imposed and may attach such conditions, *e.g.* requirement to get additional ethics training, as the Officer deems just.

d) The Ethics Officer shall transmit the decision to the Ethics Committee and shall notify the parties of the decision. However, the Ethics Officer may determine not to disclose the remedy to a complainant who is not a member of AICP.

6. Appeal

a) Within thirty (30) days after issuance of the written decision of the Ethics Officer, either the complainant or respondent may appeal the decision to the Ethics Committee by filing a timely written notice of appeal with the Ethics Officer.

b) If an appeal is timely filed, the party filing the appeal shall, within fourteen (14) days, provide the Ethics Officer with a written statement as to the basis for the appeal. The Ethics Officer shall, within ten (10) days, transmit that document to the party against whom the appeal is filed. That party shall have thirty (30) days to provide the Ethics Officer with a written statement of his or her position on the appeal. The Ethics Officer shall transmit all written statements of the parties to the Ethics Committee within ten (10) days after the record is complete.

c) After receiving any timely filed statements of the parties, the Ethics Committee shall issue a written decision on the appeal. Before issuing a decision, the Ethics Committee, in its sole discretion, may consult with the Ethics Officer. The Ethics Committee may also, in its sole discretion, determine whether to hold a hearing at which the parties may present their positions and answer questions posed by the Committee. A hearing will be held by telephone or other electronic means unless all parties and the Ethics Committee agree that it should be held in person. The expenses of each party in connection with any hearing, such as transcripts, travel, and attorneys' fees, will be borne by that party.



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d) The Ethics Committee may (1) affirm the decision of the Ethics Officer; (2) affirm the decision but impose a different remedy; (3) vacate the decision of the Ethics Officer and return the case to the Ethics Officer for additional investigation, consideration of different Code sections or issues, or any other follow up; or (4) vacate the decision of the Ethics Officer and issue its own decision.

e) A decision to affirm the decision of the Ethics Officer, to impose a different remedy, or to vacate that decision and to issue the Ethics Committee's own decision shall be final.

f) If the decision is to return the case to the Ethics Officer for follow up, the Ethics Officer may seek to explore settlement or may issue a decision consistent with the decision of the Ethics Committee. Before issuing such a decision, the Ethics Officer may seek additional input from the parties in a manner and format consistent with the Code of Ethics and Professional Conduct.

7. Effect of Dropping of Charges by Complainant or Resignation by Respondent

a) If charges are dropped by the complainant, the Ethics Committee may, at its sole discretion, either terminate the ethics proceeding or continue the process without the complainant.

b) If the respondent resigns from AICP or lets membership lapse after a complaint is filed but before the case is finalized, the Ethics Committee may, at its sole discretion, either terminate the ethics proceeding or continue the process. As in any situation, the Ethics Committee may also determine to file a complaint with the appropriate law enforcement authority if it believes that a violation of law may have occurred.

8. Reporting

a) Any written decision of the Ethics Committee may, at the discretion of the Committee, be published and titled "Opinion of the AICP Ethics Committee".

b) Any written decision of the Ethics Officer shall be referenced in the Annual Report of the Ethics Officer.

E: Discipline of Members

1. General

AICP members are subject to discipline for certain conduct. This conduct includes (a) conviction of a serious crime as defined in paragraph 3; (b) conviction of other crimes as set forth in paragraph 4; (c) a finding by the Ethics Committee or Ethics Officer that the member has

engaged in unethical conduct; (d) loss, suspension, or restriction of state or other governmental professional licensure; (e) failure to make disclosure to AICP of any conviction of a serious crime or adverse professional licensure action; or (f) such other action as the Ethics Committee or the Ethics Officer, in the exercise of reasonable judgment, determines to be inconsistent with the professional responsibilities of a Certified Planner.

2. Forms of Discipline

The discipline available under this Policy includes: (a) a confidential letter of admonition, (b) a public letter of censure, (c) suspension of AICP membership, or (d) revocation from AICP. The Ethics Officer or the Ethics Committee may attach conditions to these disciplinary actions, such as the writing of a letter of apology, the correction of a false statement or statements, the taking of an ethics course, the refunding of money, or any other conditions deemed just in light of the conduct in question.

3. Conviction of a Serious Crime

a) The membership of a Certified Planner shall be revoked if the Planner has been convicted of a "serious crime". Membership shall be revoked whether the conviction resulted from a plea of guilty or nolo contendere, from a verdict after trial, or otherwise. Membership shall be revoked even if the Planner is appealing a conviction, but it will be reinstated if the conviction is overturned upon appeal.

b) For purposes of this Policy, the term "serious crime" shall mean any crime that, in the judgment of the Ethics Committee or the Ethics Officer, involves false swearing, misrepresentation, fraud, failure to file income tax returns or to pay tax, deceit, bribery, extortion, misappropriation, theft, or physical harm to another.

4. Conviction of Other Crimes

a) Discipline may also be imposed if a Certified Planner has been convicted of a crime not included within the definition of "serious crime," including an action determined by the Ethics Committee or the Ethics Officer to be inconsistent with the professional responsibilities of a Certified Planner.

b) Before any discipline is imposed under this section, the member shall have a right to set forth his or her position in writing to the Ethics Officer. The Ethics Officer shall, in that Officer's sole discretion, determine whether or not to give the member a hearing. The Ethics Officer shall notify the member of the decision.

c) A member who has had discipline imposed by the Ethics Officer shall have thirty (30) days from the date of notification of the adverse decision to file an appeal to the Ethics



The American Planning Association's
Professional Institute
**American Institute
of Certified Planners**
Making Great Communities Happen

Committee. The member may do so by filing a timely notice of appeal with the Ethics Officer. The notice shall be accompanied by a statement of the basis for the appeal. The Ethics Officer will transmit any appeal and accompanying notice to the Ethics Committee. That Committee shall determine, in its sole discretion, whether or not to grant a hearing. The Ethics Committee shall, after considering the relevant information, issue a written opinion on the appeal.

5. Unethical Conduct

The forms of discipline set forth in paragraph 2 shall apply to any member who is found to have engaged in unethical conduct in accordance with the procedures established in the Policy on Adjudication of Complaints of Misconduct.

6. Revocation, Suspension, or Restriction of Licensure

a) The Ethics Committee or Ethics Officer shall impose such discipline as the Committee or Officer regards as just if a state or other governmentally-issued professional license of a Certified Planner has been revoked, suspended, or restricted for any reason relating to improper conduct by the Planner.

b) Before any discipline is imposed under this section, the provisions of section 4 (b) and (c) shall apply.

7. Duty to Notify Ethics Officer

a) A member who has been convicted of a serious crime or who has had his or her state or other governmentally-issued professional license revoked, suspended, or restricted for any reason relating to improper conduct by the member shall promptly report the relevant development to the Ethics Officer.

b) Failure of a member to report that he or she has been convicted of a serious crime or has had a professional license revoked, suspended, or restricted for a reason relating to improper conduct by that member may itself result in discipline of that member.

8. Other Conduct Inconsistent with the Responsibilities of a Certified Planner

a) The Ethics Officer shall have the right to discipline any member for any conduct not otherwise covered by this Policy that the Officer determines to be inconsistent with the responsibilities of a Certified Planner.

b) Conduct covered by this section shall include, but not be limited to, a finding in a civil case that the member has engaged in defamation or similar unlawful action, has knowingly infringed the copyright or other intellectual property of another, or has engaged in perjury.



c) Before any discipline is imposed under this section, the provisions of section 4-b and 4-c shall apply.

9. Petition for Reinstatement

a) Any Certified Planner whose membership or certification is revoked may petition the Ethics Committee for reinstatement no sooner than five years from the time of revocation. The Ethics Committee shall determine, in its sole discretion, whether to afford the petitioner a hearing and/or whether to seek additional information. The Committee shall determine, in its sole judgment, whether reinstatement is appropriate and what, if any, conditions should be applied to any such reinstatement. The Ethics Officer shall transmit the reinstatement determination to the Planner.

b) If the Ethics Committee denies the Petition, that Officer shall advise the Planner of the opportunity to file a subsequent petition after twelve (12) months have elapsed from the date of the determination.

10. Publication of Disciplinary Actions

The Ethics Committee, in its sole discretion, may publish the names of members who have had disciplinary action imposed and to state the nature of the discipline that was imposed. The authority to publish shall survive the voluntary or involuntary termination or suspension of AICP membership and certification. The Ethics Committee, in its sole discretion, may also determine not to publish such information or to publish only so much of that information as it deems appropriate.

From: Joe Natola
To: [PDS comments](#)
Subject: 2018 Docket Item P-12: The South Fidalgo Island Rural Residential Map Amendment
Date: Monday, August 27, 2018 9:43:04 AM

Planning and Development Services,

We are speaking in opposition to the proposed changes to the RR zoning currently regulating our property on South Fidalgo Island. Furthermore, more weight or consideration should be given to those property owners that currently have conforming parcels of land that are actually in the RR Zone on South Fidalgo Island. There are an excessive amount of non-conforming parcels in this area and those that do not meet the minimum existing parcel requirement of 10 acres or those that are not within the RR Zone should not be given as much consideration on this proposal. Also, we would like to retain the CARD provisions currently allowed and we do not support the implementation of special easement provisions of any sort on or within Conservation areas for CARDS that have been developed or will be developed in the future.

With the regulations in place pertaining to “Environmental Impacts”, “Special Use”, none of the real threats indicated (foe Race Track) by the proponents of this change would make it through to completion within this small segment of the RR Zone.

To our knowledge, there are no instances of these threats existing or proposed. All of the potential larger impact uses are identified within the Hearing Examiner Special Uses, 14.16.320 (4) Rural Reserve (RRv) and would meet with immense public scrutiny.

It does not need to be fixed if it’s not broken.

We support Option 1, do nothing at all.

Thank you,

Cleveland J. Natola

Marjorie L. Natola

4256 Sharpe Road

Anacortes, WA 98221

From: Arlinda Nauman
To: [PDS comments](#)
Subject: 2018 Docket of Proposed Policy, Code and Map amendments
Date: Tuesday, August 14, 2018 8:04:18 AM

Board of Commissioners,

RE: PL17-0414: Quaker Cove Ministries

I support the proposal to add pre-existing camps to the current Rural Intermediate zoning.

Arlinda Nauman
anauman@uidaho.edu
1510 Pine Cone Rd
Moscow , Idaho 83843

From: Richard Nelson
To: [PDS comments](#)
Subject: 2018 Docket of Proposed Policy, Code and Map amendments
Date: Friday, August 17, 2018 7:47:22 PM

Board of Commissioners,

RE: PL17-0414: Quaker Cove Ministries

I support the proposal to add pre-existing camps to the current Rural Intermediate zoning. Quaker Cove camps help youth and families build values into their life that improve society.

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

From: Michael ODonnell
To: [PDS comments](#)
Subject: 2018 Docket of Proposed Policy, Code and Map amendments
Date: Friday, August 17, 2018 9:17:29 AM

Board of Commissioners,

RE: PL17-0414: Quaker Cove Ministries

I support the proposal to add pre-existing camps to the current Rural Intermediate zoning.

Michael ODonnell
mpodonnell29@yahoo.com
2216 Hickory Drive
Anacortes , Washington 98221

From: Stacy O'Hagan
To: [PDS comments](#)
Subject: 2018 Docket of Proposed Policy, Code and Map amendments
Date: Tuesday, August 21, 2018 6:24:50 AM

Board of Commissioners,

RE: PL17-0414: Quaker Cove Ministries

I support the proposal to add pre-existing camps to the current Rural Intermediate zoning.

Quaker Cove is an integral part of our community. It is a wonderful place for teens and kids and adults alike.

As a neighbor just 2 minutes down the street from Quaker Cove, I am in full support of them being added to the current Rural Intermediate zoning.

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

From: Dave Palmer
To: [PDS comments](#)
Subject: 2018 Docket Item P-12 South Fidalgo Island Rurral Residential Map Amendment
Date: Saturday, August 4, 2018 3:19:11 PM

I OPPOSE the proposed change to a new zone called South Fidalgo Rural Residential (SF-RR) on the Comprehensive Plan and Zoning Districts map.

The notice mailed to me states the purpose of the zone is to "**maintain the existing rural character and lifestyles of the island**". A change to the plan and zone seems inconsistent with the stated purpose of maintaining what we experience now. By definition, it's a change, and one that is more restrictive, thereby leading to a change in the character of the area.

I favor maintaining just what is in place now, which includes limited mixed use, some conditional, some outright. The proposed change would make some existing uses non conforming uses, which means over time, they can not grow and when closed can't reopen or be relocated in the affected area.

Judging from the number of yard signs that have been erected opposing this change, it seems I'm not alone in opposition to this change.

I am hopeful the Planning Commission will *maintain* what we have now and defeat this proposal.

Please enter my comment on the record for consideration at the appropriate hearings on this matter.

Sincerely,

Dave Palmer
13955 Eaglecrest Ln
Anacortes, WA 98221

From: Patti Pattee
To: [PDS comments](#)
Subject: 2018 Docket Item P-12: The South Fidalgo Island Rural Residential Map Amendment
Date: Wednesday, August 29, 2018 2:32:42 PM

August 29, 2018

Please accept this letter in support of P-12 Option 4, except limit the lot coverage to 33,000 square feet.

As a nineteen year resident of Skagit County, I have seen many land changes. Please protect South Fidalgo Island and our quality of life. Our island cannot sustain much more growth.

Thank you,

Patricia Pattee

1302 6th St
Anacortes, Wa. 98221

From: John Patterson
To: [PDS comments](#)
Subject: Comments on proposed 2018 Docket Item P-12: South Fidalgo Island Rural Residential Map Amendment
Date: Wednesday, August 29, 2018 2:30:59 PM

Dear Board Members,

My name is John C. Patterson, I live and own the property at 13657 Goodman Ln win Anacortes (same mailing address) which is in the current South Fidalgo Rural Reserve area. I stand adamantly opposed to the proposed rezoning of SF-RR zone per the 2018 Docket Item P-12.

I therefore urge the Board to support Option 1 (no action alternative) as presented by the Planning Commissioners and Planning Department regarding P-12.

If there are any questions regarding my stance on this measure please don't hesitate to let me know. Thank you for your time and consideration.

Sincerely,
John C. Patterson
13657 Goodman Ln
Anacortes WA, 98221
(775) 354-9134

From: Roger Pearce
To: [PDS comments](#)
Subject: P-12
Date: Saturday, August 25, 2018 3:42:15 PM

Planning Commission,

"I support P-12 and I support the fourth option (#4) except for Planning's request for unlimited square footage coverage (33k sq ft. is large enough)". I am concerned about large-scale Commercial or Industrial applications. Option 4 is our only solution for compliance with GMA.

1. At the recent hearing, it appeared that those for and those against were at times speaking from the same script..It seemed that the only division was fear of what Skagit County, might do next. Another common position was: What I might want to do some unknown time in the future. Other than this both groups appeared to be saying the same thing with different words.

P-12 zone change prohibits large-scale commercial/industrial applications that don't belong on South Fidalgo. It does not change, personal use, or existing business that belong on South Fidalgo.

A. Currently, an itemized list of large-scale commercial/industrial businesses have to go through a hearing process to be approved for South Fidalgo. P-12 simplifies the code by disallowing a number of uses altogether. Currently, Each Time an Application, that is Allowed Under The Current Zoning is **Submitted**, Commercial or Industrial Businesses have to go through a hearing process.

B. Commercial or Industrial businesses moving into an area hurts property values quickly, so the Residents appeal.

Residents usually prevail, but Significant Skagit County Government Resources of Time and Money is Incurred when **Residents Appeal**.

In addition: Whatever the outcome; Skagit County Government usually **ends** up with **poor** public relations.

3. P-12 does not change any regulations regarding density or housing developments. Those regulations are already in place and would not be effected by P-12.P-12 also allows for a CaRD density bonus if the lot hooks up to public water. Is it too late for, a small community to form their own Water District?

4. South Fidalgo is in the middle of three parks – Deception Pass State Park, Sharpe Park and the Anacortes Forest Lands (7,000 acres total). Millions of tourists come for the natural beauty and the rural quiet, not for Coney Island or an industrial area. Would people want to visit South Fidalgo or purchase property if large scale commercial developments were all around our public lands?

5. Would people want to live on South Fidalgo if commercial/industrial zones

were next door, or down the road? Nothing hurts property values quicker than a drag strip or a commercial kennel moving into the neighborhood.

6. P-12 maintains South Fidalgo's rural character exactly as the state law - Washington's Growth Management Act (GMA) - requires of any county's comprehensive plan.

7. P-12 provides a clinic on how the GMA is supposed to work. It is an example of a productive deliberation process in action. Last year, the Board of Commissioners directed the Planning Department to refine and improve P-12 by making specific changes, based on public input and discussion, and then to bring P-12 forward again this year for the Commissioners' consideration. That is how things are supposed to work.

Note: P-12 changes recommended last year by the Board of Commissioners included:

a.) Set a defined border line running up Hwy 20 from Sharpe's Corner. The RRv zone west of Hwy 20 will become the new SF-RR zone;

b.) Include Ag processing in the new zone;

c.) Allow private airstrips in the new zone;

d.) Allow CaRD density **bonuses** where the property hooks up to public water.

7. The Board of Commissioners and Planning Department recommended the zone change 3 years ago in a Fidalgo community meeting as the way to solve the issues and save the cost to the County for a Sub-area Plan. Citizens have responded and have been carrying the ball ever since. P-12 is **no secret**, and **did not come out of nowhere**. It was well intended and widely supported until the Anacortes American published a fear article. This whole process has evolved with about 15 years of diligent work by concerned residents.

8. The majority of public comment was in favor of P-12 last year, and that support remains. In winter of 2017, approx 350 people signed a petition supporting P-12.

A. Clean **Water is limited on South Fidalgo. P-12 addresses water issues through their change to the provision for CaRDs in a prudent, precautionary manner and without spending the funds for a hydrogeologic study.**

B. With temperatures rising The World is seeing a réduction in the availability of clean water.

C. Commercial or Industrial Applications, and Water Shortage are in **Direct Conflict** with one another.

D. About 30 of our neighbors depend on water from 3 wells. We are very concerned about our water supply and continually monitor our aquafer activity

E. Conclusion: Based on wise use of resources, adopting the proposed P-12 Landuse Plan is a **logicial** solution.

Thank you for your continued support of South Fidalgo.

Roger Pearce

3692 Biz Point Road 360-202-2100

Anacortes 98221

James A. Pearson
5494 Campbell Lake Road
Anacortes, WA 98221

RECEIVED
AUG 13 2018
SKAGIT COUNTY
PDS

August 8, 2018

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

Dear Board Members,

RE: 2018 Docket Item P-12: The South Fidalgo Island Rural Residential Map Amendment

I, James A. Pearson, property owner at 5494 Campbell Lake Road within the current South Fidalgo Rural Reserve area, I stand adamantly opposed to the proposed rezoning to SF-RR zone per the 2018 Docket Item P-12. The amendments per the 2018 Dockets would change and limit my current rights as a property owner. Furthermore, I defend my current right to expand my residential dwellings on my privately-owned property to accommodate family as needed.

Sincerely,

James A. Pearson

JAMES PEARSON
5494 CAMPBELL LAKE RD.
ANACOSTES, WA 98221

SEATTLE WA 980

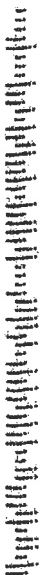
09 AUG 2018 PM 4 L



COMMENTS ON PROPOSED "2018 DOCKET ITEM P-12:
THE SOUTH FIDALGO ISLAND RURAL RESIDENTIAL MAP AMENDMENT"

PLANNING AND DEVELOPMENT SERVICES
1800 CONTINENTAL PLACE
MOUNT VERNON, WA 98273

9827398525 0012



From: ERIC PETERSEN
To: [PDS comments](#)
Subject: Quaker Cove Retreat Rezone (P17-0414)
Date: Saturday, August 18, 2018 9:25:29 PM

To Whom It May Concern,

This letter serves as an amendment to my previously submitted letter regarding Quaker Cove's request to seek a rezone of their property. As time has progressed, it has become clear to me that Quaker Cove's intentions were not to rezone, but rather to seek pre-existing camps added to their Rural Intermediate zoning status.

I also signed a petition circulated by a concerned neighbor who felt that the rezone would bring many undesirable effects to the rural nature of our neighborhood, which were clearly listed on the petition. Because the rezone is not going to happen, I see no reason to further support this petition, and hereby remove my support from it. In addition, I have not seen any undesirable behavior from any event or person arriving at, staying at, or departing Quaker Cove.

It has become clear to me that Quaker Cove- to include the dedicated managers of the retreat- are simply attempting to be given permission to complete badly needed repairs and upgrades to the property...without attempting to infringe upon the desires of its surrounding neighbors. I admit that I signed that petition in fear of "what might be"- not what really is.

Very Respectfully,

Eric Petersen
14489 Gibraltar Road
Anacortes, WA
98221

Quaker Cove Retreat Rezone (P17-0414)

2018 Docket of Proposed Policy Code and Map Amendments

Begin forwarded message:

From: ERIC PETERSEN <kihonwaza@me.com>
Subject: Quaker Cove Retreat Rezone (P17-0414)
Date: August 18, 2018 at 21:25:22 PDT
To: pdscomments@co.skagit.wa.us

RECEIVED
AUG 21 2018
SKAGIT COUNTY
PDS

To Whom It May Concern,

This letter serves as an amendment to my previously submitted letter regarding Quaker Cove's request to seek a rezone of their property. As time has progressed, it has become clear to me that Quaker Cove's intentions were not to rezone, but rather to seek pre-existing camps added to their Rural Intermediate zoning status.

I also signed a petition circulated by a concerned neighbor who felt that the rezone would bring many undesirable effects to the rural nature of our neighborhood, which were clearly listed on the petition. Because the rezone is not going to happen, I see no reason to further support this petition, and hereby remove my support from it. In addition, I have not seen any undesirable behavior from any event or person arriving at, staying at, or departing Quaker Cove.

It has become clear to me that Quaker Cove- to include the dedicated managers of the retreat- are simply attempting to be given permission to complete badly needed repairs and upgrades to the property...without attempting to infringe upon the desires of its surrounding neighbors. I admit that I signed that petition in fear of "what might be"- not what really is.

Very Respectfully,

Eric Petersen
14489 Gibraltar Road
Anacortes, WA
98221

Quaker Cove Retreat Rezone (P17-0414)

From: ERIC PETERSEN
To: [PDS comments](#)
Subject: 2018 Docket Item P-12: The South Fidalgo Island Rural Residential Map Amendment
Date: Monday, August 27, 2018 12:13:57 PM

Commissioners, Planning Committee Members,

I wish to lend my support to the proposed zoning change as described in P-12. Fifteen years ago we moved to the Gibraltar neighborhood intentionally seeking a rural environment. We are strong supporters of zoning- city or county- that attempts to strike a balance between personal desires and community character. Anyone living on Fidalgo island knows that we live in a gorgeous environment that is frequently looked upon with envious eyes. However, the growth that counties south of us (and in California) has resulted in more people seeking a less troublesome lifestyle. I believe that non-support of P-12 will ultimately result in systematic and irreversible planned development and smaller land plots- precisely what we do not need in the rural areas of Fidalgo Island. Witness the pressures being faced by areas such as Skyline, Marine Drive, and Oakes Avenue.

The motives of those landowners who do not support this proposal should be called into question. I submit there is exactly one reason: it would limit the ability to sell lots for development. "Rights" should not equate to profit, especially at the expense of environment, the increased pressure on county utilities, and neighborhood character.

Very Sincerely,

Eric Petersen
14489 Gibraltar Road
Anacortes, WA 98221

From: cindy petrich
To: [Commissioners](#)
Subject: 2018 Docket item p-12 : The South Fidalgo Island Rural Residential Map Amendment
Date: Friday, August 31, 2018 4:34:32 PM

My name is Cindy Petrich I live at 5501 Campbell Lake rd. and I strongly urge you to select Option ! [No action alternative].

RECEIVED
AUG 21 2018
SKAGIT COUNTY
PDS

August 21, 2018

Hand Delivered: Public Hearing

Subject: 2018 Docket Item P-12: The South Fidalgo Island Rural Residential Map Amendment
Planning and Development Services
1800 Continental Place
Mount Vernon, WA 98273

First set of comments submitted August 10, 2018 – electronically
pdscomments@co.skagit.wa.us; commissioners@co.skagit.wa.us

Please add the transcript below as read at the 8/21/2018 public hearing as a second set of comments to 2018 Docket Item P-12: The South Fidalgo Island Rural Residential Map Amendment:

My name is Kathy Pittis and I reside at 7008 Sunrise Estates Drive, Anacortes.

I oppose P-12 and support Option 1.

P-12 undermines property rights, exasperates the social divide by **limiting further** the availability of property, and ingenuity available, for those seeking to work hard and supplement the ability to live, work, play, contribute and be good stewards to this amazing environment we call home.

I want to ensure to the best of my ability all my children's chances to grow their family here if they so choose and not be regulated and zoned out of pursuing their dreams. P-12 will erode this opportunity. You want to be the one to tell my daughter who immigrated to the United States from Ghana, West Africa that she cannot pursue her dream of being a country vet? What you have proposed does exactly that along with not allowing friends to ride an ATV or motorcycle on property or board a dog to be bred or trained, yes I'm talking one dog. We want to keep doors open for our youth to learn to lead independent lives and also ask that you enable us to age in place as we supplement our ability to live here. If you approve any option but Option 1 on P-12 you will take all this away from us and for the next generations. I do NOT understand.

I am a former Anacortes School Board Member and current Port of Anacortes Commissioner. Although I am not wearing a political hat tonight, I have heard time and time again in these roles to not have government restrict the ability of individuals to become productive citizens that give back to their community in

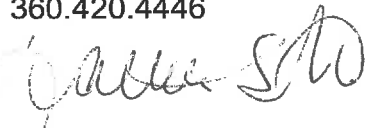
which they have invested. These are the coaches, the volunteers the ones wanting to continue a healthy independent legacy. P-12 undermines a healthy independent legacy.

Overly restrictive land-use laws not only drive NIMBYism, but is also economically damaging and makes housing less affordable and holds back the very clustering that drives innovation, productivity, and growth. While that may not have been the original intention of zoning laws in years past, when taken together, these regulations have a substantial negative effect on the economy, adding up to more than a trillion dollars a year, or nearly 10 percent of GDP, according to one estimate. I can track in my time as a property owner on South Fidalgo how over the years these collective zoning laws have eroded my ability to live here and have threatened my ability to age in place.

Additionally, a February 2016 Economic Report of the President and in a follow-up report, the Obama administration indicated unduly strict land-use rules as leading to damaging rents and holding back American innovation and economic progress.

I ask, are you trying to further exasperate the social divide, contribute to the housing crisis, grow a future generation dependent on government that continues to add to the GDP? OR do you believe in protecting innovation, economic progress, American ingenuity and leaving a healthy independent legacy for us all? Your votes will tell me which path you want to advance. Thank you.

Sincerely,
Katherine Pittis
7008 Sunrise Estates Drive
Anacortes, WA 98221
360.420.4446
Mailing address: P.O. Box 1472, Anacortes, WA 98221
360.420.4446



From: Phyllis Pfefer
To: [PDS comments](#)
Subject: 2018 Docket of Proposed Policy, Code and Map amendments
Date: Thursday, August 16, 2018 3:15:23 PM

Board of Commissioners,

RE: PL17-0414: Quaker Cove Ministries

I support the proposal to add pre-existing camps to the current Rural Intermediate zoning.

Phyllis Pfefer
phyllispfefer@aol.com
6506 35th st. N.E.
Marysville , Washington 98270

From: Katherine Pittis
To: [PDS comments](#); [Commissioners](#)
Subject: 2018 Docket Item P-12: The South Fidalgo Island Rural Residential Map Amendment
Date: Friday, August 10, 2018 12:47:18 PM

I was saddened and troubled when I opened the letter from Skagit County Planning & Development Services to find that P-12 had made it onto the docket.

I strongly oppose P-12 and I do not see any evidence that the current zoning needs change.

P-12 undermines property rights, exasperates the social divide by limiting further the availability of property and ingenuity available for those seeking to work hard and supplement the ability to live, work, play, contribute and be good stewards to our amazing environment.

I am a former Anacortes School Board Member and current Port of Anacortes Commissioner. I have been privileged with adult children graduating from Anacortes High school. My 32 year old and 29 year old each received letters regarding P-12. They both have worked hard to individually become separate land owners here on South Fidalgo as well. I have three children ranging between ages 11 and 16 currently in the home along with my elderly mother. This issue is therefore a deeply personal family matter to me. I want to ensure to the best of my ability all my children's chances to grow their family here if they so choose and not be regulated and zoned out of pursuing their dreams. P-12 would limit their ability to give their children and my current three grandchildren who also live in the affected zone to have this opportunity.

With respect to the service to my community, I have heard time and time again in these roles that if government is to propose something, please show us the need and then of course give us the voice. Another theme has been to not have government restrict the ability of individuals to become productive citizens that give back to their community in which they have invested their entire lives to. These are the coaches, the volunteers the ones wanting to continue a healthy independent legacy that helps others and reinvests backs.

A recent study co-authored by Nobel Prize-winning economist Edward Prescott, Kyle Herkenhoff of the University of Minnesota, and Lee Ohanian of the University of California, Los Angeles, shows that land-use restrictions can and do stifle overall economic productivity. The study looks at the effects of land-use policy on the 48 contiguous U.S. states over the six-plus decades between 1950 and 2014. It compares the effects of tight land-use restrictions in California and New York to Texas, the state with the most relaxed restrictions of those studied, as well as five other broad groups of states: the South; the Rust Belt; the Northeast/Mid-Atlantic region; the Midwest region; and the Pacific/Mountain region. The study finds that tighter land-use restrictions in California and New York have created a vast spatial misallocation of resources. The authors' analysis reveals that reverting urban land regulations from 2014 levels back to 1980s levels would vastly improve productivity. If all U.S. states moved just halfway from their current regulation levels to the current Texas level, both productivity and economic output nationwide would be roughly 12 percent higher.

Overly restrictive land-use laws not only drive NIMBYism, but also contribute to an economically damaging form of New Urban Luddism. This makes housing less affordable and holds back the very clustering that drives innovation, productivity, and growth. This New Urban Luddism is codified in the enormous and complex thicket of zoning laws and other land use regulations that restrict the supply of housing in many cities. While that may not have been their original intention (much urban zoning began as an effort to keep noxious industrial operations a safe distance away from housing), when taken together, these regulations have a substantial negative effect on the economy, adding up to more than a trillion dollars a year, or nearly 10 percent of GDP, according to one estimate.

In addition, a February 2016 Economic Report of the President (Obama) and in a follow-up report that advocated for a new housing policy toolkit, the Obama administration indicted unduly strict land-use rules as leading to damaging rents and holding back American innovation and economic progress.

To be clear, I am against P-12. If it is decided to continue these conversations again and again which I believe is a waste of the public funds in which you have been entrusted with, at a minimum please take a look at this

link: <https://ruckelshauscenter.wsu.edu/a-roadmap-to-washingtons-future/>.

In 2015, Washington State legislators asked the William D. Ruckelshaus Center (Center), to design a process for a comprehensive and collaborative look at the Growth Management Act (GMA). To gauge support for this effort and identify an appropriate scope, the Center conducted a Pre-Assessment from October 2016 through June 2017. The Pre-Assessment consisted of a series of conversations with individuals from dozens of groups, organizations, tribal, state, and local governments. Based on input from the parties, the Center recommended a process to: (1) articulate a vision of a desired future for Washington, and (2) examine the planning framework that provides the path to reach that desired future. The growth planning framework in Washington includes the Growth Management Act, the Shoreline Management Act, the State Environmental Policy Act and other laws, institutions and policies. The Legislature responded to the pre-assessment by allocating funds to the Center for a two year project to create a "Road Map to Washington's Future." The budget proviso outlined a scope, schedule, and general process for the project. The purpose of the project is to articulate a vision of Washington's desired future and identify additions, revisions, or clarifications to the state's growth management framework of laws, institutions, and policies needed to reach that future. The Center will submit a final report to committees of the Legislature by June 30, 2019. All this to say, at a minimum you are pre-maturely getting out in front of an issue that I personally do not see exists.

From talking to neighbors and our community, I can also attest that the number of those I have heard from that support P-12 that live in the area affected is one person. Contrast that by approximately 50 that have voiced strong opinion against (that also live in the affected area). Disclaimer: This has been unsolicited comments over the last few months. I do not plan on asking people to contact me and make this a challenge for those in favor of P-12 to start contacting me. I am wearing no political hat, I am commenting as an individual. My reference to my former and current elected offices has to do with perspective.

Thank you for taking my comments under consideration.

Sincerely,
Katherine Pittis
7008 Sunrise Estates Drive
Anacortes, WA 98221
360.420.4446
Mailing address: P.O. Box 1472, Anacortes, WA 98221

From: Catherine Pitts
To: [PDS comments](#)
Subject: 2018 Docket of Proposed Policy, Code and Map amendments
Date: Monday, August 20, 2018 1:28:38 PM

Board of Commissioners,

RE: PL17-0414: Quaker Cove Ministries

I support the proposal to add pre-existing camps to the current Rural Intermediate zoning.

Our non-profit, Lydia Ministries, uses Quaker Cove for our leadership retreats. We love the beautiful, peaceful spaces. Our mission is to provide Christian ladies retreats. Quaker Cove would be a perfect location for our needs, if they were able to upgrade their current buildings and provide handicap access and additional restrooms.

Thank you for your consideration. Lydia Ministries is excited for the possibility of utilizing Quaker Cove for our ladies retreats in the future.

Catherine Pitts
cathy@Lydia-Ministries.com
1218 27th Court
Anacortes, Washington 98221

From: S Powell
To: [PDS comments](#)
Subject: Fwd: P-12
Date: Tuesday, August 21, 2018 7:05:46 PM

P-12 has been noted as having been requested.

My question is by whom. I have not been able to find who made the request for rezoning.

Thank you

Sean Powell

Weyland-Yutani would like to discuss options for Urban Pacification

--

Weyland-Yutani would like to discuss options for Urban Pacification

From: Jeff and Chris Prime
To: [PDS comments](#)
Subject: 2018 Docket Item P-12
Date: Sunday, August 5, 2018 10:23:07 AM

To:
Skagit County Planning and Development Services Planning Commission

From:
Jeffrey S and Christine L Prime, South Fidalgo Homeowners
6533 Almida Vista Pl
Anacortes, WA 98221
360-588-1884 Home
360-391-4954 Cell

Subject: Comments to Planning Commission on P-12 Zoning Change Proposal

We wish to convey our opposition to the proposed zoning changes Docket Item P-12 would bring to our neighborhoods. In our view, the current Rural Reserve zoning works very well. Changing the zoning in our area to the proposed South Fidalgo Rural Residential (SF-RR) would serve no valid purpose, and seems to be a solution without a problem. On its face, P-12 would seem to further limit landowner's rights to use their own property as they wish (as long as they are purposes congruent with the rural character of the area), and would unnecessarily place more power in the hands of government officials.

In our view, property owners in the zone have expectations for the current allowed uses to continue to be allowed; the statements in the DSP letter of July 30 are sufficiently ambiguous that uses such as family farming and goods production appropriate to the area might not continue to be allowed.

If the Planning Commission recommended *against* including P-12 in the comprehensive plan last year, what has now changed? Have any impact studies or data regarding these changes shown P-12 to be necessary?

Environmental health and rural character in the zone are important considerations which justify managing growth- but P-12 seems to be a cloudy step toward its elimination, at the expense of current and future property owners in the zone.

Respectfully,

Jeff and Christine Prime

From: Sheila
To: [PDS comments](#)
Subject: 2018 Docket Item P-12: South Fidalgo Island Rural Residential Map Amendment.
Date: Wednesday, August 29, 2018 6:09:19 PM

To: Planning and Development Services

Subject: 2018 Docket Item P-12: South Fidalgo Island Rural Residential Map Amendment.

As a former planner for a major utility company, I appreciate the challenge of juggling the pressure for growth (or change), the conflicting demands of the customers (or residents) and the efficient use of investment dollars and other resources. However, a carefully constructed plan must consider the resources available and those required for implementation of future growth or change.

Years ago, under agreement with the Growth Management Board, a Citizens Advisory Committee (CAC) was appointed to write a Subarea Plan for South Fidalgo Island. In October 2005, a preliminary draft plan with higher density residential zoning was firmly rejected by the residents as unnecessary and unwanted. It was not even supported by the CAC's own Technical Advisory Committee! This plan did include the elimination of many of the "Special Uses" specified in P-12 but no objections were raised at that time. One of the major obstacles to this Subarea Plan was the lack of existing resource studies: aquifer, drainage, traffic, etc. Lack of knowledge of the limitations of available resources is still a major problem.

Unfortunately, no aquifer study has yet been done or even been contemplated by the county. Some private wells and water districts are starting to encounter water problems (water shortages, salt water intrusion). Common sense and common decency necessitate the restriction high-water usage until this issue is resolved.

P-12 proposes to remove certain industrial/commercial operations that use excessive water. Current residents, farms, and small business should be able to maintain their current status without the expense of drilling deeper wells, purchasing equipment to filter intrusion, or hooking up to public water. (Much of the interior of the island is rock; burying water lines could be very expensive.) The "just hook up" to public water suggestion would be a joke if it weren't so threatening to those who depend on a well. Drilling a well is a major (and sometimes risky) financial investment. New water lines to access public water cannot be laid overnight. And who is going to pay?

Should residents be forced to abandon private well investments because commercial operations drained the aquifer? No too long ago, the city of Anacortes was forced to retreat from a plan to sell their water to a bottling plant. Just recently, rates were raised to agricultural users on public water. Who knows if the city is even willing to supply water to the whole South Island?

Decisions regarding water usage in the interior of the island (RRv) will impact residents on the coastline too. Rural Intermediate (RI) residents whose wells are experiencing (or could soon experience) adverse conditions should not be ignored. Their "water rights" should not become subservient to ours. They may live in different "zoning" but they are still our neighbors on this island. Shame on you who say their voices should not be heard on this issue!

Traffic is another very important issue which has not been adequately studied. County roads on South Fidalgo are narrow two-lane country roads. During this year's highway 20 construction, the unofficial "detours" demonstrated our roads are not designed to handle increased traffic. On the "Satterlee Speedway", residents could not safely get to their mailboxes, walk their pets, ride their bikes or let kids play ball in the street. Satterlee was not the only road impacted by heavy, speeding traffic, it is just one example. Large industrial/commercial businesses have more traffic: delivery drivers, employees, customers, etc. Is the county going to upgrade all of our roads (provide sidewalks, street lights, bike lanes), or must we wait until someone is badly injured or killed?

The state recognized the need for improvements on HWY 20 and its Spur due to increased traffic. It implemented major construction projects this year. The City of Anacortes is also upgrading some of its roads and intersections to handle increased traffic. The only decision the County has made regarding roads on South Fidalgo is to accede to residents demands to lower the speed limit on Rosario!

While I support P-12's efforts to reduce future high-water commercial users, I **strongly oppose** the removal of lot coverage limitations. This was never part of the prior P-12 proposals and should definitely **not** be approved. It was not in any of the previous discussions or hearings regarding P-12 and has

been surreptitiously added to ride on the coattails of those who have worked so hard to preserve our rural environment. **It was not even mentioned in the county's July 30th notice mailed to residents.**

There are existing areas already zoned for and have the infrastructure (water, sewer, roads, drainage, etc.) necessary to support industrial/commercial uses, and "Major Public Uses". These large structures do not belong in rural farming and residential areas and should not be permitted. There was one area included in the initial P-12 proposal that was excluded from subsequent P-12 proposals as it was adjacent to and surrounded by zoning that had the appropriate infrastructure. Residents there had valid concerns that were addressed by removing their area from the P-12 proposal, but the remaining areas do not have the same underlying infrastructure.

A **valid** plan must look at the limitations of our current resources as well as identify the future investment necessary for increased development before permitting such uses that accelerate the depletion of our resources. Our only logical choices are to invest in infrastructure or eliminate those industries that exhaust available resources. Without either choice, a crisis point will be reached and quality of life here diminished. Refusing to admit or identify problems does not make them go away; it just makes them more expensive to fix in the future.

It is a lot like driving. The Speed Limit sign may say 60 mph, but when you can't see very far ahead due to deteriorating weather or traffic conditions, SLOW DOWN! To do anything else is irresponsible. Those who refuse to slow down cause accidents that injure others as well as themselves.

To those who say that P-12 limits their future personal plans, I say spend your time and resources demanding that the county conduct the necessary studies so that we do know the limitations of our resources and the investments in infrastructure that may be necessary. Growth and change are inevitable, but it shouldn't come at the cost of worsening conditions for current residents. The future should build on the past, not destroy it.

Of the options presented under P-12, I support option #4 restricting CaRDs to properties that have public water and removing the specified "Special and Hearing Examiner" uses. **However, I do not support** the removal of lot coverage limitations.

Sheila Pritchett
Spitfirehill Farm, South Fidalgo Island
(mail: P O Box 66, Anacortes, WA 98221)

From: Chris Purcell
To: [PDS comments](#)
Subject: 2018 Docket of Proposed Policy, Code and Map amendments
Date: Tuesday, August 14, 2018 2:29:30 PM

Board of Commissioners,

RE: PL17-0414: Quaker Cove Ministries

I support the proposal to add pre-existing camps to the current Rural Intermediate zoning.

Chris Purcell
chrispurcell77@gmail.com
3708 Cedar Glen Way
Anacortes , Washington 98221

From: Don Goodman
To: [PDS comments](#); [Commissioners](#)
Subject: Comments on proposed "2018 Docket Item P-12: The South Fidalgo Island Rural Residential Map Amendment."
Date: Monday, August 20, 2018 10:44:54 AM

August 20, 2018

Skagit County Board of Commissioners
c/o Planning & Development Services
1800 Continental Place
Mount Vernon, WA 98273

Subject: 2018 Docket Item P-12: The South Fidalgo Island Rural Residential Map Amendment

Comments from:

Washington Seaplane Pilots Association
10806 178th Place N.E.
Redmond, WA 98052

The Washington Seaplane Pilots Association (WSPA) appreciates the opportunity to comment on the proposed subject rural residential zone for South Fidalgo Island (SF-RR).

WSPA is regional association of seaplane pilots. Our membership consists of over 400 seaplane enthusiasts including 140 active seaplane pilots. Amongst other things, the mission of WSPA is to protect and grow seaplane access on Washington waters.

The subject proposal was brought to the attention of WSPA by several of our members who either reside in the SF-RR or may be directly impacted by the adoption of the SF-RR. In addition to these individuals our comments represent a larger aviation community of both land and seaplane pilots.

WSPA opposes any proposed South Fidalgo Island Rural Residential Comprehensive Plan amendment that would remove "Aircraft landing field, private" as a "Hearing Examiner Special Use" category. Of the available options presently before the Skagit County Board Commissioners, **WSPA supports Option 1, the "No Action Alternative."**

WSPA is not aware of any commercial aviation operations within the proposed SF-RR. Existing aviation consists of individuals and families with single engine aircraft. With the presence of NAS Whidbey less than 5 miles to the south there is a rich history of aviation in the community. Seaplane operations on Campbell Lake have been in existence for decades and it least one of our members has aircraft based at their residence on the lake. While the impact of the SF-RR on marine activities is unclear we want to point out the significance of Lake Campbell to seaplane operations for recreational purposes. We would also like to point out that WSPA is in the process of working with the Department of Emergency Management for Clallam, Jefferson and Whatcom Counties in the use of private land and water based aircraft as an aid to natural disaster response, especially as relates to Cascadia Subduction Zone scenarios. Such general aviation emergency response planning utilizes all landing areas, both

public and private, that may survive a Cascadia Subduction Zone event.

Regards,

Stephen M. Ratzlaff, President
Washington Seaplane Pilots Association

From: Dawn Rauwolf
To: [PDS comments](#)
Subject: 2018 Docket of Proposed Policy, Code and Map amendments
Date: Tuesday, August 14, 2018 2:57:34 PM

Board of Commissioners,

RE: PL17-0414: Quaker Cove Ministries

I support the proposal to add pre-existing camps to the current Rural Intermediate zoning.

Dawn Rauwolf
dawnarlee@gmail.com
2308 31st St
Anacortes , Washington 98221

From: Bill Email
To: [Commissioners; PDS comments](#)
Subject: Comments on proposed "2018 Docket Item P-12: The South Fidalgo Island Rural Residential Map Amendment"
Date: Friday, August 31, 2018 1:38:49 PM

Hello Commissioners,

Our family spent seven years searching for our property on Fidalgo Island. The property was purchased because as Rural Reserve it allowed up to three dwellings to be built using the CARD density bonus and fit our other criteria as well. Our family plan was and is to build our retirement home there along with one or two of our children which would allow us to help raise our grandchildren and to age in place with family on a rural property. As a family we have spent the last fourteen years working on all aspects of this plan are excited to finally be ready to start building.

The P-12 Docket item as proposed would crush our plans we have worked so long and hard to implement and would devalue ours and many other properties without a substantive due process or compensation. It is incredible to me that our right to pursue our happiness in a responsible and conscientious way could be attacked and then not be vigorously defended by those who we have elected to do so.

I was encouraged by the planning commissions recommendations last year, they increased my confidence in our local leadership and demonstrated the common sense that we need so much more of.

I respectfully ask you to reiterate last years recommendations and reject this proposal by voting for option 1.

Thank you,
Bill Redding

14137 Gilmore Ave Edison, WA 98232

From: cindi redding
To: [PDS comments](#)
Cc: [Commissioners](#)
Subject: Comments on proposed "2018" docket item P-12: The South Fidalgo Island Rural."
Date: Thursday, August 30, 2018 10:13:55 PM

Planning Commissioners,

Our family has lived in Skagit County for 37 years. We spent many years in search of our dream piece of property. This included countless Sunday drives with children in tow. We had certain criteria that was important to us, and finding just the right property was not easy.

Once we finally found our property on South Fidalgo (7345 Sunrise Estates Dr. Anacortes, Wa 98221) we felt secure that our long term goals were in motion. These goals include our children. The plan has always been for one or two of our children to build their home near ours on our property using the CaRD density allowance. This would ensure that we would have help, in maintaining our acreage and homes in our later years.

I can't imagine that the purchase of our property with current zoning and CaRD allowances could ever be at risk of being null and void because of a group of people who would wish it so. These proposed changes are being presented without regard or consideration for who's expense and personal pursuit of happiness the changes would fall to.

The time for us is coming soon, as to when our own personal goals would begin to be realized. This proposal is unfair to the property owners who would against their will have their property rights taken away from them.

I am strongly against the P-12 proposal as presented.

I encourage you to vote option 1.

Sincerely,
Cindi Redding
14137 Gilmore Ave
Edison, WA 98232

Sent from my iPad

From: Jason Redding
To: [PDS comments](#); [Commissioners](#)
Subject: Comments on proposed 2018 Docket Item P-12: South Fidalgo Island Rural Reserve Residential Map Amendment
Date: Friday, August 31, 2018 10:48:13 AM

Comments on proposed 2018 Docket Item P-12: South Fidalgo Island Rural Reserve Residential Map Amendment

Planning Commissioners,

Our family originally made the choice to come to Skagit County because of its natural beauty and its burgeoning opportunities. After living here for nearly 4 decades, rather than seeking to relocate we sought to find a piece of land that would suit our needs and goals within the county. As one of the children in the family, I often found myself on long car rides across the county in search of the perfect piece of property. This property had certain requirements it had to meet before my parents would consider spending a large portion of their life savings and future earnings on it. It should be in a rural setting, it should be in close proximity to the Puget Sound which we love, and it should have the ability to accommodate multiple homes to support plans of aging in place. When we found our property on South Fidalgo, we believed we found land that would enable those dreams to become reality. We bought it with great personal sacrifice with the expectation of ability to achieve these dreams, and P-12 endangers and verges on prohibiting them.

Some of the concerns that have been raised include the jeopardy of the rural character of South Fidalgo Island, which it is thought to be in. While the rural character of South Fidalgo Island is something to be protected, it is also a testament to zoning laws that are currently functioning as they ought. Special uses that would now be limited or outlawed already require the appropriate permit and permission from neighbors. Fears over an increase in housing density have also been exacerbated when in reality one house per 5 acres (with CaRD bonus) preserves the rural character more than adequately.

CaRD bonuses have also come under fire, citing both rural character and water shortage. While I understand these concerns if they were substantiated, I believe strongly that those with such notions are illy uninformed. There have been no studies suggesting water shortages or any other infrastructure shortcomings that would prohibit moderated growth in this sector. Growth is imperative for a local economy and sustainable living in the area. While the inherent need for planning is obvious, The Growth Management Act encourages *growth*, not the inhibition thereof.

What is most inexcusable, however, is the open targeting of those who are in a less advantageous situation. If one cannot afford connection to city water, they are ineligible for CaRD density bonuses and many, many reasonable special uses are stripped from the current property owners. This is blatant targeting of people in these zones by those who already have what they want and do not wish to afford others the same opportunity. There is also a multitude of other ways of achieving the same purported goal. One solution would be to allow wealthier landowners in denser zoning to set up a trust with the intention of preserving characteristics they perceive to be in jeopardy. This would enable them to use their own resources to buy land or development rights from current landowners, fulfilling their purposes while refraining from sweeping the **purchased rights** of current landowners out from under them at their own expense. Removing expected and purchased land use rights is akin to theft,

for lack of a better expression, and the commissioners would be undeniably complicit therein.

I would, therefore, like to add my voice to that of my countless neighbors who are in agreement, and express my serious opposition to the proposed changes to the Rural Reserve zoning on South Fidalgo Island, currently proposed as Docket Item P-12, and strongly encourage you to vote for option 1, taking no action.

Jason Redding
14137 Gilmore Avenue
Edison, WA
98232

From: matt.redding@L3T.com
To: [PDS comments](#)
Subject: Comments on proposed "2018" docket item P-12: The South Fidalgo Island Rural Reserve Residential Map Amendment
Date: Friday, August 31, 2018 4:27:29 PM

Dear Commissioners,

My name is Matt Redding, my parents are Bill and Cindi Redding and they own 15 acres of rural reserve land in the south Fidalgo area. I was raised in Skagit Valley, and left when I was of age to pursue a degree in engineering and for military service, with the hope of one day returning to be near my parents and come home to this beautiful area. My family has scrimped and saved for years in hopes of building a home near my parents where they can be an influence for good to our children, be a significant part of their lives, and so we can ensure my parents are looked after as they get older. My parents spent years finding the perfect piece of property that would allow them to achieve their dreams and assist their children. The proposals referred to as P-12 would extinguish those dreams.

I agree with the Planning Commission's recommendation that P-12 not be adopted and appreciate very much their willingness to hear from and listen to the concerns of those of us that would be negatively impacted. I have added my comments to a few of their bullet points below:

- "The true water situation on South Fidalgo is unknown, and that lack of data inhibits good planning."
 - **The water issue requires more information. Let changes be proposed once good information is in hand, not based solely on speculation.**
- "There is a lack of evidence of the current South Fidalgo zone not working."
 - **The current restrictions on density are already very restrictive.**
- "The current South Fidalgo zoning allows uses that are appropriate for that area."
 - **All concerns about permitted uses can already be addressed on a case by case basis. The vast majority of uses under question are already under areas of special uses and require approval.**
- "There was significant opposition to the South Fidalgo proposal."
 - **I am part of that significant opposition because I believe that at some point we must live by principles. Stealing is stealing regardless of whether or not people signed a petition to do it. These proposals are, in essence, taking rights from one group for the benefit of, and at the behest of another.**
- "The Planning Commission is sensitive to the fact that property purchasers have expectations for the allowed uses in the zone to continue to be allowed. GMA instructs us to manage growth, but not stop it."
 - **The actions described in the P-12 proposals are unwarranted, overreaching, and will most likely lead to litigation. Please do not allow the county to be used as a bludgeon to force the private agenda of a few against law abiding property owners who will ultimately pay the price in the devaluation of properties and lost hopes and dreams.**

Thank you for your time and dedication in hearing out all parties,

I respectfully urge you to vote for option 1 (no action).

Very respectfully,

Matt Redding
1940 S Foothill Dr. Apt B
Salt Lake City, UT 84108

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From: Linda Reeb
To: [PDS comments](#)
Subject: 2018 Docket of Proposed Policy, Code and Map amendments
Date: Wednesday, August 15, 2018 8:04:32 PM

Board of Commissioners,

RE: PL17-0414: Quaker Cove Ministries

I support the proposal to add pre-existing camps to the current Rural Intermediate zoning.

Linda Reeb
lreeb11@gmail.com
Anaco Beach Rd.
Anacortes, Washington 98221

From: Rosann Wuebbels
To: [PDS comments](#)
Subject: Proposal name:2018 Docket item P-12: the South Fidalgo Island Rural Residential Map Amendment
Date: Sunday, August 5, 2018 8:38:40 AM

Proposal name: 2018 Docket item P-12

To whom it concerns,

We wholeheartedly agree with this zoning change in order to keep the tranquility of the area we call home.

Please vote YES to add this proposal.

Sincerely,

George Reeves and Rosann Wuebbels

11134 O Ave

Anacortes, WA 98221

From: Steve Richards
To: [PDS comments](#); [Commissioners](#)
Cc: info@familiesforruralfidalgo.com
Subject: Comments on proposed "2018 Docket Item P-12: The South Fidalgo Island Rural"
Date: Monday, August 20, 2018 10:01:08 AM

Greetings,

I write this email to list my objection to the proposed P-12 zoning change. This proposal would effect my property.

The information provided by the county on the purpose of this zoning change does not fully explain or describe the "why".

It is also vague in what land uses will be prohibited after the change.

It also seems to allow for more dense housing based on ability provide water, thus detracting from the rural character of the area.

It also seems to be against any future agricultural uses.

My attempts for additional information and clarification from county offices have not been answered.

Again, please list my objection to the proposed P-12 zoning change.

Sincerely,

Steve Richards

4794 Wagon Lane, Anacortes WA 98221

From: Jan Heald Robinson
To: [PDS comments](#)
Cc: ["Roger Robinson"](#)
Subject: RE: 2018 Docket Item P-12: The South Fidalgo Island Rural Residential Map Amendment
Date: Friday, August 31, 2018 11:06:48 AM

For the future of Fidalgo Island and those who come to visit and live here now,

For those who will come here to enjoy the natural beauty of our public parks and rural island life for decades to come,

For our children and their children, who will live here as have the last five generations of our family,

For our friends and neighbors who overwhelmingly support P-12, parks, care of the island and community, including those 350 who signed petitions in support of P-12,

I support the 2018 Docket Item P-12, Option #4. I do not support increasing the Public Use Building size to "unlimited". I feel that increasing the size to 33,000 sq ft (max) is large enough.

Thank you for your support for P-12, as adjusted above.

Jan Heald Robinson
At Rosario Beach
Box 924
Anacortes, WA 98221

--

There is only one remedy... VOTE!

From: Roger Robinson
To: [PDS comments](#)
Subject: 2018 Docket Item P-12: The South Fidalgo Island Rural Residential Map Amendment
Date: Friday, August 31, 2018 10:37:40 AM

From:
Roger Robinson
Box 924
Anacortes, WA 98221

I support the 2018 Docket Item P-12, Option #4. I do not support increasing the Public Use Building size to "unlimited". I feel that increasing the size to 33,000 sq ft (max) is large enough.

Thank you,
Roger Robinson
Rosario Beach

--

There is only one remedy... VOTE!

RECEIVED

AUG 10 2018

SKAGIT COUNTY
PDS

Wednesday Aug 8 2018

Clarence and Julia Rogers, 1776 Gabralter Rd. Anacortes Wa. 98221, "2018Docket Item P-12 The South Fidaglo Iland Rural Residential Map Amendment"

We Wish not to have this Changed, Thank You



Mrs. Clarence Rogers
 13776 Gibraltar Road
 Anacortes, WA 98221-8664

SEATTLE WA 98108
 08 AUG 2015 PM 2 1



*Skagit County Planning Development
 Rural Residential Map Amendment
 1800 Continental Pl.*

PT Vernon, WA. 98273-5625

98273-5625

98273-5625

From: Randolph Rohrbach
To: [PDS comments](#)
Cc: [Commissioners](#)
Subject: 2018 Docket Item P-12: The South Fidalgo Island Rural Residential Map Amendment
Date: Tuesday, August 14, 2018 12:06:15 PM

My wife and I are opposed to the P-12 zoning changes. We request that the county commissioners select option 1, (no action alternative).

Thank You

Randolph & Claudia Rohrbach
5951 Campbell Lake Road
Anacortes, Wash. 98221

From: Ashley Rowley
To: [PDS comments: Commissioners](#)
Subject: 2018 Docket Item P-12: The South Fidalgo Island Rural Residential Map Amendment
Date: Tuesday, August 28, 2018 3:27:39 PM

Planning Commission and Board of County Commissioners,

My name is Ashley Rowley. I live at 5737 Campbell Lake Rd, Anacortes, WA and I am opposed to the P-12. I ask that you choose Option 1- the NO ACTION ALTERNATIVE.

I am opposed to the the P12 because it is illogical. It states its purpose is to remove several land uses from South Fidalgo because they are "inappropriate", but targets only one zone and continues to allow those same uses on thousands of acres on South Fidalgo. The Planning Department says they are trying to limit density on South Fidalgo, yet they aren't changing the zone where it is most dense and more homes are being built.

I am opposed to the P12 because it is unreasonable. It is unreasonable to ask a family to abandon its plans for income, inheritance or aging in place, especially without giving any actual justification for it. It is unreasonable to push through major changes to people's property for no clear reason, when the people who actually own the land are telling you they don't want these changes. It is unreasonable to only allow people to exercise the rights they purchased with their land if they can come up with the extra money to bring public water to their land, even if they have land with plenty of water and a perfectly functioning well.

I am opposed to the P12 because it is unscientific. There is no science behind the P12. We have not been given any studies or data to justify these changes. All we have been given is some guy's petition of his ideas of what he thinks "belongs" on South Fidalgo and a statement by the County that the P12 is needed to "preserve the rural character" of the Island. But even that is wrong because they are asking for things that are directly against the Washington State definition of rural character.

I am opposed to the P12 because it is against the law. Washington State Code and County Planning Policies state you can't take people's property rights away arbitrarily or with discrimination. County Policies state you cannot take people's land uses away without giving a clear reason why it is necessary. "To preserve the rural character and lifestyles of the Island" is not a clear reason why someone cannot store natural materials outside on their farm, or have friends over to ride ATVs, or grow lettuce in a greenhouse.

Please consider what is logical, what is reasonable, what science says, and what is lawful when considering the P12. Choose Option 1- the NO ACTION ALTERNATIVE. Keep South Fidalgo the way it is- do not change it.

Thank you for your time,

Ashley Rowley
5737 Campbell Lake Rd
Anacortes, WA 98221
360-420-4978
ashleyrowley@gmail.com

From: katie rowley
To: [Hal Hart](#); [Commissioners](#); [PlanningCommissioners](#); [Ron Wesen](#); [Lisa Janicki](#); [Ken Dahlstedt](#)
Subject: Seeking Clarification on P-12 Options per July 30th Department Memo
Date: Tuesday, August 7, 2018 8:07:07 AM

Hi Hal-

I would like to comment on the P-12 proposed zoning change, but would like some further clarifications about the options, including the differences between Option 3 (deferred alternative) and Option 4 (development alternative). Considering we are already in the comment period, I hope to hear back soon about these in order to consider the proposed thoroughly and to make informed comments on them.

Your July 30, 2018 memo lists the 4 options on page 37 of 48 as (my paraphrase):

Option 1: Do nothing

Option 2: Planning Commission asks the Planning Department to consider something different than what the Planning Department recommends

Option 3: Previous Planning Department Recommendation

Option 4: New Planning Department Recommendation

Please provide the following clarifications:

Re: Option 1: no explanation necessary. "If it ain't broke, don't fix it."

Re: Option 2: Does this mean the Planning Department can "consider" alternatives per the Planning Commission and then just recommend the Department's own option, as it did last year?

Re: Option 3: To clarify- this is the option further delineated on pages 37- 44 of 48. This mentions also including changes requested by BoCC per Ordinance #O20170006. I don't see any changes requested there, just a deferral in order to research effects on agriculture and business. Can you clarify what those changes are that are being referenced?

Re: Option 4:

1. One of the uses proposed to be removed is Outdoor Storage of Hazardous Materials. This is currently not an allowed use in Rural Reserve. It is specifically stated as NOT allowed. Why is this included on this list? Was it meant to be referencing the four allowed uses of storage of natural materials of various quantities that are allowed uses on Rural Reserve?

2. It appears the only differences between Option 3 and Option 4 are that Option 4 adds eliminating lot coverage maximums for major public uses and specifies the only option for CaRD bonus as "restricting density bonuses for CaRDs except where public water is available." Are there other differences?

3. Page 19 of 48 references " a Workshop to discuss this proposal (Attachment 5)" and "the development code alternative (Attachment 3)" with regards to the P-12. I only see four attachments to this memo and Attachment 3 (both parts a and b) are regarding the Samish Bay Cheese proposal. There is a "Chapter 3" that lays out new coding for P-12, but that appears to be referencing Option 3. Can you please clarify?

Due to the time restrictions on this matter, I hope to hear back from you soon about these clarifications.

Thank you for your time-- Katie Rowley

From: katie rowley
To: [Hal Hart](#)
Cc: [Commissioners](#); [PlanningCommissioners](#); [Ron Wesen](#); [Lisa Janicki](#); [Ken Dahlstedt](#)
Subject: Re: Seeking Clarification on P-12 Options per July 30th Department Memo
Date: Wednesday, August 8, 2018 7:48:11 PM
Attachments: [image001.png](#)
[image001.png](#)

Hi Hal-

I understand that you are very busy with fielding calls on this topic, but are you any closer to being able to clarify the options the Planning Department is presenting?

As mentioned before, Option 4 lists "Outdoor storage of hazardous materials" as a proposed banned use, but this is currently not an allowed use on Rural Reserve land.

The uses I can see that Option 4 would include for the P-12 rezone that are currently allowed in Rural Reserve land and would be banned under the Option 3 P-12 rezone are:

1. Outdoor outfitters enterprises
2. Outdoor storage of processed and unprocessed natural materials in quantities less than 500 cubic yards that do not have a potential health hazard.
3. Outdoor storage of processed and unprocessed natural materials in quantities less than 50 cubic yards that may have a potential health hazard. Does not include storage of [hazardous materials](#).
4. Outdoor storage of processed and unprocessed natural materials in quantities greater than 500 cubic yards that do not have a potential health hazard.
5. Outdoor storage of processed and unprocessed natural materials in quantities greater than 50 cubic yards that may have a potential health hazard. Does not include storage of [hazardous materials](#).

I would still like the following questions answered in a timely fashion so that I can be informed on the potential rezoning that would affect the property that I own:

Please provide the following clarifications:

Re: Option 1: *no explanation necessary. "If it ain't broke, don't fix it."*

Re: Option 2: *Does this mean the Planning Department can "consider" alternatives per the Planning Commission and then just recommend the Department's own option, as it did last year?*

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I do understand you may need some extra time to determine some specifics such as where/ what the attachments are the document references or what changes the ordinance was supposed to be referencing and I expect to have these questions answered with enough time to consider and comment at the public hearing, However, I would very much like to at least know what uses this Option 4 is actually proposing to allow or disallow on my property as soon as possible. Can you please let me know what these uses are?

Thank you for your time- Katie Rowley

On Tue, Aug 7, 2018 at 8:15 AM Hal Hart <hhart@co.skagit.wa.us> wrote:

Thank you for your comments.

We experiencing a good number of calls on this topic this morning and will respond to you as quickly as we can.

Sincerely,

Hal Hart, AICP

Director

Skagit County Planning & Development Services

1800 Continental Place

Mount Vernon, WA 98273

360-416-1328 | HHart@co.skagit.wa.us

logo

From: katie rowley <katierowley@gmail.com>

Sent: Tuesday, August 7, 2018 8:07 AM

To: Hal Hart <hhart@co.skagit.wa.us>; Commissioners <commissioners@co.skagit.wa.us>;
PlanningCommissioners <#PlanningCommission@co.skagit.wa.us>; Ron Wesen
<ron@ronwesen.com>; Lisa Janicki <ljanicki@co.skagit.wa.us>; Ken Dahlstedt
<kend@co.skagit.wa.us>

Subject: Seeking Clarification on P-12 Options per July 30th Department Memo

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Due to the time restrictions on this matter, I hope to hear back from you soon about these clarifications.

Thank you for your time-- Katie Rowley

From: katie rowley
To: [Hal Hart](#); [Commissioners](#); [PlanningCommissioners](#)
Subject: Acreage of P-12 Rezone Area?
Date: Monday, August 13, 2018 12:25:21 PM

Hi Hal- In addition to my previous questions, can you please clarify what the actual acreage is that the rezone proposes to change?

The July 2018 Staff Report states 4736 acres on page 18, but this is the same amount stated last year, before the change in the borders of the proposed zone. Table 1 on page 38 of that report states 4036 acres. Is this meant to be the correct amount? Is it exactly 700 acres less than the previously recommended area?

Also, I am still hoping to hear back on my previous questions. I would very much like to be correctly informed for the public hearing next week. Also, we are close to halfway through the public comment period and am still hoping to hear back in order to make informed comments about the changes proposed for my land.

Thank you for your time-
Katie

From: katie rowley
To: [Hal Hart](#); [Commissioners](#); [PlanningCommissioners](#); [Sarah Doyle](#)
Subject: Alternative Water Source for CaRD Bonus?
Date: Tuesday, August 14, 2018 12:56:36 PM

Hi Hal-

The Anacortes American published an article stating that CaRD density bonuses "already" require public water to be granted and quotes Stacie Pratschner as stating, "You are required to be on public water in order to get those."

Per SCC 14.18.310, public water or an alternative water source is currently only required for areas with a Sole Source Aquifer, which Fidalgo Island does not have.

I asked Sarah to clarify if this is an accurate quote from Stacie stating that public water is currently required to get density bonuses on Fidalgo Island. Sarah stated she has a recording of Stacie stating this is the current status, that she checked with Stacie twice on this, and also spoke with a County attorney who confirmed this.

Can you clarify this?

Thank you- Katie Rowley

From: katie rowley
To: [PDS comments](#); [Commissioners](#)
Subject: 2018 Docket Item P-12: The South Fidalgo Island Rural Residential Map Amendment
Date: Tuesday, August 28, 2018 1:02:39 PM

Planning Commissioners and Board of County Commissioners,

My name is Katie Rowley. My husband and I own 7 acres of Rural Reserve Land at 5737 Campbell Lake Rd on South Fidalgo Island.

I am opposed to the P12 and urge you to choose Option 1- the NO ACTION ALTERNATIVE. Do not change South Fidalgo.

I heard about the proposed changes to my property shortly after purchasing it last year. My husband and I have dreamed of owning a small farm for years and could not believe our wonderful fortune to get the opportunity to purchase a beautiful, 100-year-old farm on Campbell Lake Rd that my husband has admired since his childhood, regularly visiting Lake Campbell and Mt Erie. The farm had fallen under disrepair over the years, but we were committed to bringing it back to its former glory. We are the third owners of this farm, have registered its dairy barn as a Washington State Heritage Barn, and are working tirelessly to restore this historical piece of land.

Imagine our surprise when we learned that, ironically in the name of “preserving rural character,” a small group of people were seeking to end the production of any farm goods on South Fidalgo Island by banning agricultural processing. That was our introduction to the P12 and we immediately called the Planning Department to fight against this ridiculous ban. Fortunately, the County saw the foolishness of banning farm goods and struck this from the proposed changes. The amended P12 will still negatively affect farming, which concerns us deeply, but after speaking with our neighbors about how it affects all of us, we have found the gravest concerns to be that this proposal was poorly planned, lacks any scientific basis, is widely opposed, and is downright unfair and unlawful.

This is an extremely complex topic. This major rezoning effort seeks to create an entirely new zone that potentially erases 23 current land uses, permits development based only on financial means, changes the value of thousands of acres of privately-owned land, has a majority opposition which has been very vocal, and has no research or scientific data to guide the rezone effort. Decisions made on this rezone will shape the rural character of the area, the lives and livelihoods of families at all stages in life, as well as change the physical and financial realities of generations to come.

I would like to be as detail-oriented as possible in my opposition, but to avoid burdening anyone with extensive reading, I am submitting my public comments with simple numbered

summaries of my objections to the P12. I am including an addendum with more information for those that are interested in reading more detailed arguments or referencing the sources I relied upon to form my opinions.

I oppose the P12 because:

1. It is illegal
2. It is arbitrary
3. It is discriminatory
4. It diminishes rural character
5. The majority of Rural Reserve landowners oppose it
6. The majority of P12 proponents don't own the land and are not directly affected by it
7. The current system is working
8. Additional investigation requested by the BoCC regarding the P12 was never completed
9. It blocks environmentally friendly technology
10. It limits affordable housing
11. It blocks family plans for retirement incomes, aging in place and family inheritances
12. It limits agriculture
13. It was poorly planned
14. It is based on misinformation regarding the aquifer
15. It is based on misinformation regarding the GMA
16. It sets a precedent for zone creation that would be difficult to manage in the future
17. The Planning Department's current recommendation is full of errors
18. Nothing has changed since the Planning Commission voted to eliminate the P-12 from the Comprehensive Plan last year

Thank you for all of your hard work. This cannot be an easy task to undertake. I urge you to consider this proposal in light of a number of concerns, including the lack of a scientific basis, the overwhelming opposition and the State and County laws surrounding property rights. I encourage you to choose Option 1 and do not change South Fidalgo.

Sincerely,

Katie Rowley
5737 Campbell Lake Road
Anacortes, WA 98221
360-941-7959
katierowley@gmail.com

Addendum:

1. **The P12 is illegal** because it is contrary to Washington State Code and Skagit County Planning Policies. [WA "RCW 36.70A.020 \(4\)](#) and the Skagit County October 10, 2007 [Countywide Planning Policies](#) manual state that **"The property rights of landowners shall be protected from arbitrary and discriminatory actions."** And the Skagit [Countywide Planning Policies](#) further clarifies in 6.2 that: **"The rights of property owners operating under current land use regulations shall be preserved unless a clear public health, safety or welfare purpose is served by more restrictive regulation."**

a. The Planning Department and petitioners have yet to provide evidence or data that a clear public health, safety or welfare purpose is served by more restrictive regulation.

2. **The P12 is arbitrary:**

a. There is no scientific basis for these changes and no data has been given to support the need for these changes

b. The subjective basis of these proposed changes is a 2015 citizen petition stating what its authors consider "odious" and "inappropriate" land uses

c. Many of the proposed banned land uses would still be allowed on close to 3000 acres of Rural Intermediate on South Fidalgo, where the majority of South Fidalgo residents live on lots $\frac{1}{4}$ the minimum size of Rural Reserve (2.5 acres versus 10 acres).

i. Rural Intermediate and Rural Reserve land are interspersed throughout South Fidalgo, with a patchwork of zoning. In many cases, a banned use on one lot could still be allowed directly across the street or next door.

ii. If these uses are actually too "odious" and

“inappropriate” for South Fidalgo and must be removed from Rural Reserve land, then why would they continue to be allowed on South Fidalgo a relatively similar amount of land that is more densely populated?

iii. The boundary of the zone is arbitrary. It is not for the entirety of South Fidalgo. It is not even for the entirety of the Rural Reserve zone on Fidalgo Island. The boundary of this zone appears to be based on who complained loudly enough about the rezone when it was contemplated last year.

3. **The P12 is discriminatory:**

a. It discriminates against individuals with less financial means by adding an unnecessary and unjustified financial burden of bringing public water to their land in order for them to utilize CaRD density bonuses, regardless of the status of their private well.

b. A senior planner stated in an email to me, *“We’ve proposed to add the language ‘on Fidalgo Island, or’ right before the statement about sole source aquifers. The Department isn’t proposing to limit density because Fidalgo Island has an SSA; we’re proposing the limited density on Fidalgo Island because it’s part of a toolkit of code amendments that the Planning Commission can consider that may help us fulfill [Comp Plan policy 12A-4.2\(f\)](#), which states that the County should develop a community plan for Fidalgo Island that has provisions for maintaining the existing rural character and lifestyles of the island.”*

i. Per the above statement by a Skagit senior planner, limiting CaRD density bonuses has no relation to Fidalgo’s aquifer status and is merely means to limit density on Fidalgo Island. However, the barrier given is based solely upon the landowner’s ability to bring public water to their land. Public water is physically available on the island, and the only barrier is the cost of bringing public water to the land, thereby making financial means the sole aspect of utilizing CaRD density bonuses, creating an unfair bias towards wealthier landowners.

ii. It should also be noted that [Comp Plan 12A-](#)

[4.2\(f\)](#) does not mandate or recommend limiting density on South Fidalgo Island. If it did, which it does not, targeting the least dense land on the Island would not be a logical approach.

4. **The P12 is in opposition to the legal definition of Rural Character** in Washington State, which states in [WAC 365-196-425 \(2\)\(b\)](#) that *“the act identifies rural character as patterns of land use and development that:”*

a. [\(b\)\(i\)](#) *“Allow **open space**, the natural landscape, and vegetation to predominate over the built environment,”* yet the Planning Department Recommends **eliminating maximum lot coverage** requirements for all major public works.

i. The Planning Department did not recommend increasing lot coverage to historical amounts, or to a size to accommodate plans stated by interested parties, or even to a very large coverage like 50 or 70%. They recommend completely eliminating any maximum lot coverage, which is directly contrary to patterns of land use that allow open space to predominate over the built environment.

b. [\(b\)\(ii\)](#) *“Foster traditional rural lifestyles, **rural-based economies, and opportunities to both live and work** in rural areas;”*

i. The P12 blocks opportunities to live and work on Rural Reserve land- be it small businesses such as a boarding kennel or growing flower baskets, or the ability to farm.

1. Land owners should have the ability to make plans to use their land within its legal uses and to expect those uses to stay the same unless a clear public health, safety or welfare purpose is served by more restrictive regulation.

2. When someone purchases land, they purchase all of the potential of that land. They may consider a number of opportunities, they may dream of what they would like to do, they may put those things off, they may work painstakingly at it for years, but all of those opportunities are what they purchased and they should have an expectation to realize those opportunities. The P12 would affect the opportunity to live and work on the land that owners purchased with full knowledge of its zoning and have every right to expect to continue.

5. **The Majority of Rural Reserve landowners responding oppose the P12.**

a. Last year during public comment period, 60% of Rural Reserve landowners who wrote in to the County were opposed to the P12, owning 84% of the land that was represented by commenters.

b. At the August 21, 2018 public hearing, 82% (28) of Rural Reserve landowners who spoke were opposed to the P12, while 18% (6) of Rural Reserve landowners spoke in favor of it.

c. The overall number of speakers at the August 21, 2018 hearing were ALSO in opposition of the P12: 33 opposed to the P12 versus 16 in favor

6. Many or most of **the people that want the P12 don't own the land** and are not directly affected by it:

a. The original 2015 P12 petition was signed by 34 people, but only 18 (53%) of them actually own Rural Reserve land.

b. A whopping 73% (157 of 215) of the people who signed the January 2018 petition in favor of the P12 do not own Rural Reserve land on South Fidalgo. Of those who did, some have written in to the County recently to let you know that they were in support of the P12 because they did not understand what it was actually asking for.

c. At the Aug 21, 2018 hearing: of the 16 speaking in favor of the P12, only 6 (37.5%) actually own Rural Reserve land, the other 10 (62.5%) live in Anacortes, La Conner or on Rural Intermediate land.

i. Contrast this with the 28 of 33 (85%) of people speaking against the P12 that actually own the land and are directly affected by these proposed changes.

ii. People speaking in favor of the P12 generally do not actually own the land and are not affected by it, but people speaking against the P12 generally do own the land and are directly affected by it.

7. **The current system is working.** A common theme reiterated by a number of P12 proponents at the Public Hearing was that there have been many attempts for more intensive development and commercial ventures on South Fidalgo in the past, such as condos, waterslides, bottling plants, etc., yet they were thwarted by public efforts. It appears that public input has consistently been successful at keeping out more intensive commercial uses of the land, suggesting that this massive change of land uses is completely unnecessary because the system has been proven to work.

8. **Additional investigation requested by the BoCC was never completed** by the Planning Department:

a. At the July 11, 2017 BoCC meeting, the Commissioners asked directed questions to the Director and Assistant Director of the Planning department, specifically about water, agriculture and business. The P12 clearly stated in County documents that existing businesses would still be allowed to continue and this was never a contested point.

i. [Commissioner Janicki](#) stated she wanted was looking for a way to get “additional information on specific examples of ways that business uses of property on south Fidalgo would be negatively impacted by these rules.” (Minute 22:57) She also raised questions about agriculture, stating she was concerned about the financial constraints limiting agriculture to produce grown on site would create for farmers. (Minute 35:13)

ii. [Commissioner Wesen](#) stated, “I have reluctance to change zoning just because potential lack of water, just because there is water coming down Highway 20 and to the west side along the bay there.” (Minute 25:26)

iii. [Commissioner Janicki](#) stated, “Much of the premise for the South Fidalgo was water availability... so do we create a whole new zone based on an assumption that may be false?” (Minute 39:17)

b. The subsequent ordinance, [#O20170006](#), deferred the P12 for further analysis and public review. Water was left out of the ordinance, which stated “*The Board requires additional analysis of the potential impact of the proposed South Fidalgo Island Rural Residential Zone on businesses and agriculture in the affected area.*” It was already known and stated clearly on the P12 proposal

and County memos that existing businesses would not be affected if the P12 were implemented.

c. When reporting back to the BoCC on November 21, 2017, after four months of ostensible analysis of the potential impact of the P12, the Planning Department's only statement regarding the topics of required analysis was, "Staff analysis indicates that there would be no effect to existing commercial or home-based businesses as a result of this rezone." No mention was made of either agriculture or the potential impact on businesses, just a statement of an already known fact- that the P12 would not affect existing businesses, which hardly required four months of analysis.

i. It was already known that the P12 would not affect existing businesses. The concern is that the P12 would block future opportunities to live and work on the land that owners purchased and have every right to expect to continue.

ii. Agriculture will still be impacted if the P12 goes through, even with the current change to allow agricultural processing.

iii. At the November 21, 2017 meeting, the Planning Department was still recommending restricting agriculture processing only to products grown onsite, which would significantly hamper production of farm goods (and had been questioned by Commissioner Janicki at the July 11, 2017 meeting), yet agriculture was not mentioned at all by the Planning Department after ostensibly analyzing the effects of the P12 on agriculture.

iv. Water was completely left out of this discussion, even though two of the Commissioners had asked about it at length during the July 11, 2017 meeting.

9. **The P12 blocks environmentally-friendly technology.** Anaerobic digesters are EPA-approved renewable energy sources that are currently being scaled down for home use. They are essentially sealed compost bins that process waste and harness the resulting methane gas as a fuel source. The additional byproducts are cellulose and water. There is no reasonable explanation as to why this environmentally-friendly and potentially beneficial technology would be banned.

10. **The P12 limits affordable housing** by further reducing allowed development on the more affordable inland properties on South Fidalgo, while not making any changes to the denser coastal areas.

a. [RCW 36.70A.020 \(4\)](#) states that adopted planning goals *“encourage the availability of affordable housing to all economic segments of the population of this state, promote a variety of residential densities and housing types, and encourage preservation of existing housing stock.”*

b. The GMA requires the County to manage growth, not stop it. Unless we ban all immigration and put strict limits on procreation, growth will continue. There must be affordable options for local families as the area grows.

c. No one is asking to increase density. We simply want it to stay the same, which is one home per 10 acres except for 100 eligible lots where CaRD density bonuses would allow for a maximum of 1 home per 5 acres on these specific lots only.

i. Per [County analysis](#), if every eligible lot were built to their full capacity utilizing CaRD density bonuses, there would be an actual average density on those lots of 1 home/ 7.5 acres (100 tracts totaling 2279 acres with 71 existing residences and 231 potential new residences). This is hardly high density.

ii. Just to be clear, my property is only 7 acres and we do not have CaRD-eligible property.

11. **The P12 blocks family plans for family and retirement incomes, aging in place and family inheritances.**

a. People should be able to continue to utilize their land to the potential they purchased it for. Independent economic opportunities is why many people choose to live in rural areas and they should not be blocked from this. Multiple commenters cited specific plans they had for family and retirement incomes and it is unfair to rob them of these expectations.

b. People that own land that is eligible for a CaRD density bonus should be allowed to build a home for children to live nearby and help them age in place. This is a use that has been specifically planned for by some commenting landowners and it is unfair to rob their families of this expectation.

c. People that own land that is eligible for a CaRD density bonus should be allowed to build a home for family members as part of an inheritance plan. Many families invest in land specifically for this purpose and it is unfair to rob their families of this expectation.

12. The P12 limits agriculture.

a. The first thing the P12 petition asked to remove in the name of “preserving the rural character” was production of farm goods. Fortunately, the County has abandoned this ridiculous request, however, agriculture is still affected by the P12.

b. Outdoor storage of natural materials would be banned under the P12, Option 3. It appears to be an allowed use in Option 4, but Option 4 asks to have outdoor storage of hazardous materials removed although it is not a current allowed use. This suggests leaving out the storage of natural materials was merely a mistake by the Planning Department, accidentally adding storage of hazardous materials as a banned use, and that they may attempt to amend upon further evaluation. The Planning Department did not clarify this, despite repeated requests.

c. Seasonal worker housing, a Hearing Examiner use, would still be allowed on thousands of acres of Rural Intermediate land on South Fidalgo. Again, if this use must be removed from Rural Reserve land because it is “too odious,” why would it be allowed to continue on thousands of acres of Rural Intermediate land?

i. It is extremely unlikely that large seasonal worker camps would ever be allowed on South Fidalgo, or that there would ever be an agricultural operation large enough to require such facilities because, again, land is too expensive and far from trucking and rail lines for major Ag operations.

1. However, small farms may want to employ the use of additional labor during harvest times, such as utilizing interns from the World Wide Opportunities on Organic Farming (WWOOF), which has minimum seasonal housing requirements for host farms.

2. I lived on a farm that utilized “WWOOFers” and had two sleeping structures that blended well into the environment. It

was very helpful for the owners of the farm to get extra help at key times of crop production.

d. Wholesale nurseries/ greenhouses are currently a Hearing Examiner use that should be allowed to continue.

i. Growing produce locally through an extended growing period made possible by greenhouses should be encouraged. It would be preferable to purchase local goods than products shipped from around the world.

ii. It would be great for my neighbors to be able make additional income from small greenhouse crops such as hanging baskets, lettuce or other produce. I would like to see my neighbors live successful and fulfilling lives.

iii. Again, this is a use that overlaps with Rural Intermediate, where it would still be allowed to have commercial greenhouses and retail nurseries.

1. My mother-in-law has owned both retail and wholesale nurseries. In her case, the retail nursery creates far more traffic than the wholesale nursery.

13. The P12 was poorly planned.

a. The proponents of P12 consistently stated at the August 21, 2018 hearing that they don't want to affect personal uses, just "large commercial and industrial uses." This shows a fundamental lack of understanding of how the rezoning they support actually functions.

i. Zoning laws do not specify uses to be tolerated for some people and not for others. Eliminating a land use eliminates it for everyone, not just "large commercial and industrial uses."

1. If greenhouses for commercial use are banned, it will still stop someone from growing greenhouse crops on their land, even if they're not "large commercial and industrial." Again, this is only on Rural Reserve land and not all of South Fidalgo. Greenhouses and nurseries would still be allowed on Rural

Intermediate land.

2. Current zoning allows “designated areas and trails for off-road vehicles to serve more than immediate family living on the site.” Banning this use bans trails for use of friends and family that do not live on the property. The P12 makes no mention of commercial enterprises, yet the P12 proponents stated they “meant only commercial trails” and not personal uses.

b. The author of the P12 petition told me personally that he did not want to ban farm goods when he asked to have farm goods banned, he only wanted to ban “big commercial stuff.” He also stated he did not want to ban private individuals from flying their own planes when he asked to ban private airstrips, he only wanted to ban a potential second commercial airport on Fidalgo.

i. Though the County was wise enough to remove those absurd requests from the P12, their initial inclusion and the author’s explanations show the ramifications of what the P12 proposed were not actually understood by those asking for the changes.

ii. The P12 does not take into account the most basic aspect of business, that it must be make sense financially. Big Commercial is about making Big Money and South Fidalgo is not where heavy commercial ventures will set up because it is not economically viable to do so. For example:

1. The concern about large commercial agricultural processing centers was unfounded. There are no large farms on South Fidalgo because land is expensive and far from transport infrastructure like rail lines and major interstates. No one would ship Ag goods from large farms to South Fidalgo for further processing- it would be an unnecessary cost when cheaper land and existing infrastructure already exists elsewhere.

2. A second commercial airport is NOT an allowed use. Even if it were, Fidalgo Island already has an airport and no one would invest in a second one.

3. There will never be a racetrack built on South Fidalgo. There is already a racetrack 20 minutes away. Again, land is too

expensive, Fidalgo is not centrally located to draw major crowds, and the infrastructure for such a venture does not exist. This would not be an economically viable venture.

4. Construction of manure lagoons is highly unlikely on South Fidalgo. These are for use on large cattle or dairy operations, which do not exist on South Fidalgo. They are prohibitively expensive on land which already is far from ideal for such an operation.

14. The P12 is based on misinformation regarding the aquifer.

a. Many of the commenters in favor of the P12 last year referred to the aquifer as a Sole Source Aquifer and its protection as reason for the proposed changes. The author of the P12 petition referenced the “fragile aquifer” in his reasoning for the P12. The Planning Department has referenced the “fragile aquifer” and “protecting the aquifer” as motivations for the P12.

Commissioner Janicki stated last year that, “Much of the premise for the South Fidalgo was water availability... so do we create a whole new zone based on an assumption that may be false?”

b. There is no Sole Source Aquifer (SSA) on Fidalgo Island. Sole Source Aquifer status is a [specific EPA designation](#) that requires both of two criteria be met. Fidalgo Island does not meet either of them:

1. EPA SSA Criterion 1: *“The aquifer supplies at least 50 percent of the drinking water for its service area.”*

a. An aquifer service area is defined in the [EPA Sole Source Aquifer Designation Petitioner Guidance 3.2.2](#) “the area above the aquifer... it also includes the area where the entire population served by the aquifer lives. Areas that are above the aquifer but are not served by the aquifer should be included in the aquifer service area.”

b. The vast majority of Fidalgo Island residents do not take any water from the aquifer, but instead import

water from the Skagit River and add to the aquifer. This includes the City of Anacortes, the refineries, the Swinomish reservation and many residents of South Fidalgo.

c. Only a small portion of Fidalgo Island residents actually draw water from the aquifer. My husband and I are two of them. As our source of water, we have a strong personal motivation to keep the Fidalgo Island aquifer safe. We feel very fortunate to have a well on an aquifer that has so few people actually drawing from it.

2. EPA SSA Criterion 2: *“There are no reasonably available alternative drinking water sources should the aquifer become contaminated.”*

a. Alternative drinking water sources are defined in the [EPA Sole Source Aquifer Designation Petitioner Guidance 3.2.3](#) as any surface water or ground water near the aquifer service area which is currently used, or has the potential to be used, as a drinking water supply. This even includes “having an application pending for right of use or a commitment of funding for constructing a pipeline or treatment plant.”

b. Skagit River water is piped to Fidalgo Island and travels directly through South Fidalgo Island in pipeline to Whidbey Island. Many South Fidalgo residents already use this alternative source of water, which is readily available.

c. Lack of an SSA designation is not to say that the aquifer below Fidalgo Island should not be protected from harmful chemicals or conserved. All sources of drinking water should be protected from harmful chemicals and conserved, whether it is the aquifer here on Fidalgo, the Skagit River, the Columbia River, or the Colorado River. I would like to point out that our property on Campbell Lake Rd is serviced only by the aquifer under Fidalgo Island and we have a strong, personal motivation to keep our aquifer safe. However, any County decisions regarding zoning should not factor in Fidalgo Island having an SSA because it does not, and could not ever, hold this designation from the EPA and all discussion as such would be inaccurate.

d. This is a rocky island and some people may find that they have difficulty accessing the aquifer. This is entirely a matter of the location of their land in relation to the aquifer and nothing to do with the health of the aquifer. Land with difficult access to the aquifer, such as 600 feet of solid rock between them and the aquifer, would still have difficulty accessing aquifer water even if they were the only inhabitant of the island.

e. The former Assistant Director of the Planning Department was reported in the [Anacortes American as stating](#) "it seems obvious that the aquifer providing water to many residents does not refill because it lacks a river." This shows a fundamental misunderstanding of how aquifers function by someone who wrote departmental staff reports to the Planning Commission and reported to the Board of County Commissioners on behalf of the Skagit Planning Department, recommending the P12.

i. Rivers are not required for an aquifer to recharge. This island has an abundance of fresh water in lakes and ponds, receives a large amount of annual rainfall, and imports water from a nearby river that provides runoff that also recharges the aquifer.

15. The P12 is based on misinformation regarding the GMA.

a. Proponents of the P12 have referenced a GMA Hearings Board order for a Sub-area Plan for South Fidalgo Island, however the [2007 GMA Hearings Board Order of Reconsideration](#) clearly states, "No other GMA violation was found by the Board in the Final Decision and Order as the basis for the directive for adopting a Fidalgo Island Sub Area Plan. Therefore, there are no remaining compliance issues."

b. [The Order](#) gives a good summary of the history of south Fidalgo and the GMA/ Sub-area plan process. A number of groups (City of Anacortes, Evergreen Islands, Friends of Skagit County, and Gerald Steele) contested Skagit County regarding non-compliance with the GMA. The case was closed in 2005, but a clerical error leaving Gerald Steele out of a notification led to the 2007 Order of Reconsideration for Mr. Steele, which nicely summarizes the history of the GMA and South Fidalgo.

i. The original parties were primarily concerned with lot aggregation requirements and CaRD Urban Reserve land use, as

well as issues of signage and dimensional standards and usage. Subsequent changes by the County in these areas brought the County into compliance with GMA, per GMA Hearings Board Compliance Orders on September 11, 2003 and May 19, 2005. The 2007 Order of Reconsideration reiterates that no issues with non-compliance were found and there is no requirement for a Sub-area plan for the County to comply with the GMA.

ii. Again, [the Order](#) states, "No other GMA violation was found by the Board in the Final Decision and Order as the basis for the directive for adopting a Fidalgo Island Sub Area Plan. Therefore, there are no remaining compliance issues."

16. It sets a precedent for zone creation that would be difficult to manage in the future.

- a. Will Rural Intermediate land on South Fidalgo be considered for its own new zone in coming years? South Fidalgo Intermediate Residential perhaps?
- b. There are close to 65,000 acres of Rural Reserve land in Skagit County. Will the County now face rezoning for multiple 4000 acre zones, or even smaller, if small groups of citizens across the County write in asking for changes based on what they deem to be "inappropriate" for their own Rural Reserve area? If this would not be pursued in other areas of the County, why would it be pursued here for our land?
- c. It is understandable how an entire island such as Guemes could be given it's own zone. It has a Sole Source Aquifer, is accessible only by a small County Ferry, has a population of under 1000 people and has only one store. None of these factors are true for Fidalgo Island (or even South Fidalgo, or Rural Reserve on South Fidalgo, or the specific portion of Rural Reserve on South Fidalgo that is targeted for this rezone).

17. The Planning Department's current recommendation is full of errors

- a. While errors in small details may seem unimportant to some, for those people that are fighting against having their property rights taken from them, a pileup of errors and mistakes gives the appearance of carelessness and flippancy on the part of the County.
- b. The [July 2018 Staff Report](#) states 4736 acres of Rural Reserve are to be

changes on page 18, but this is the same amount stated last year before the change in the borders of the proposed zone. Table 1 on page 38 of that report states 4036 acres. It seems unlikely exactly 700 acres were removed. The Planning Department did not clarify despite repeated requests.

c. On August 8, 2018, the Anacortes American published an [article](#) stating that CaRD density bonuses "already" require public water to be granted and quotes a Skagit senior planner as stating, "You are required to be on public water in order to get those." That was not a true statement, this is a change the Planning Department is currently recommending. The author stated this was confirmed twice with the senior planner and with a County lawyer. The article has since been amended stating the planner "now says density bonuses may be obtained without public water." Again, it appeared the Planning Department was not actually aware of what they were trying to change.

d. Option 4 lists "Outdoor storage of hazardous materials" as a proposed banned use, but this is currently not an allowed use on Rural Reserve land. In fact, this is specifically clarified in the Code as NOT an allowed use in [14.16.320\(3\)\(h\),\(i\) and \(4\)\(v\)\(w\)](#).

i. Interestingly, the previous Planning Department recommendations all sought to ban Outdoor Storage of Natural Materials, which are still banned under Option 3. There is no explanation as to why this is left out and would appear this was just a careless mistake.

ii. Option 4 also mysteriously leaves out banning Outdoor Outfitter Enterprises with no explanation why. Again, it may very well just have been an accident, considering that uses removed in previous iterations all came with explanations for their amendments or alterations.

e. Other than mistaking a couple of land uses, there are only two differences between Option 3 and 4:

i. Option 3 gave a choice between no CaRDs at all, no CaRD density bonuses, or no CaRD density bonuses unless the land has public water. Option 4 cut the CaRD language to only CaRD bonuses unless the land has public water.

ii. Option 4 added elimination of maximum lot

coverages for major public works, which is the only change of substance.

iii. Basically, Option 4 is really just Option 3 with a provision to reduce open space on Rural Reserve land.

f. [Comp Plan 12A-4.2\(f\)](#) referenced by a Skagit senior planner only mentions the Rural Intermediate zone on Fidalgo island when discussing an area plan and does not mention Rural Reserve land at all, although Rural Reserve land is the only zone targeted for changes on South Fidalgo

18. **Nothing has changed** since the Planning Commission voted to eliminate the P-12 from the Comprehensive Plan.

a. No evidence, no data, no rebuttal, and no justification has been given that has changed the findings of the Planning Commission last year when the [Recorded](#) Motion stated:

i. The true water situation on South Fidalgo is unknown. That lack of data inhibits good planning.

ii. We lack evidence of the current South Fidalgo zone not working.

iii. The current South Fidalgo zoning allows uses that are appropriate for that area.

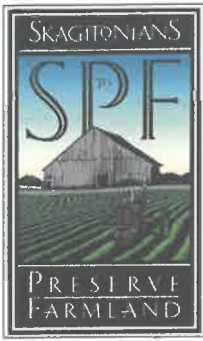
iv. Opposition to special use permit applications is not unique to South Fidalgo.

v. There was significant opposition to the South Fidalgo proposal.

vi. The Planning Commission is sensitive to the fact that property purchasers have expectations for the allowed uses in the zone to continue to be allowed.

vii. GMA instructs us to manage growth, but not stop it.

b. Please consider these points when deliberating on the P12 again this year.



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AUG 30 2018

SKAGIT COUNTY
PDS

Thursday, August 30, 2018

Skagit County Planning and Development Services

Attn: Stacie Pratschner, Senior Planner

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 Stacie:

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 item **P-2**, a proposal to allow limited food service on farms in the Ag.-NRL zone.

SPF agrees with the staff recommendation to take no action on the current proposal at this time. However, given the growth of permitted and unpermitted agritourism activities occurring in Skagit County, we believe now is the time for Skagit County to initiate a long range work program to address all forms of agritourism.

SPF supports and encourages the adoption and implementation of **Option 2**, the initiation of a Long Range Work Program to take a comprehensive look at all forms of agritourism. Agritourism has the potential to play an important and vital role in the long term economic sustainability of all scale of farms, as evidenced by the growing number of farms currently engaged in agritourism activities (agritourism is commonly defined as any activity that brings visitors onto a farm, ranch, or other agricultural business for the purposes of entertaining and/or educating the visitors and generating income for the farm, ranch, or business owner)

A long range work program to study and develop guidelines and policies now, will go a long way to minimizing future conflicts and will ensure these accessory uses are compatible with existing agriculture, now and into the future.

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

BOARD OF DIRECTORS

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Executive Director

Linda Tyler
Development Director

Elisa Minerich
Development Administrator

Barbara Martin
Bookkeeper

From: Lynn Rumball
To: [PDS comments](#)
Cc: lynn.rumball@windermere.com
Subject: Comments on proposed 2018 Docket item P-12: South Island rural
Date: Thursday, August 16, 2018 1:05:18 AM

Hello,

I am a property owner in the area and am opposed to the proposed P-12 zoning changes. I see no clear reason to implement this plan and feel it will only infringe on our property rights . The comprehensive plan, land use, zoning map And development code need to remain as they are.

Sincerely,

Lynn Rumball

From: Lynn Rumball
To: [PDS comments](#)
Subject: Fwd: Comments on proposed 2018 Docket item P-12: South Island rural
Date: Thursday, August 16, 2018 1:17:40 AM

Sent from my iPad

Begin forwarded message:

From: Lynn Rumball <lynn.rumball@icloud.com>
Date: August 15, 2018 at 10:05:12 PM HST
To: pdscomments@co.skagit.wa.us
Cc: lynn.rumball@windermere.com
Subject: **Comments on proposed 2018 Docket item P-12: South Island rural**

Hello,

I am a property owner in the area and am opposed to the proposed P-12 zoning changes.

I see no clear reason to implement this plan and feel it will only infringe on our property rights . The comprehensive plan, land use, zoning map And development code need to remain as they are.

Sincerely,

Lynn Rumball

13616 Daybreak lane
Anacortes Wa
98221

From: Terry Sapp
To: [PDS comments](#)
Subject: Comments on proposed 2018 Docket Item P-2
Date: Thursday, August 30, 2018 11:06:07 AM

I encourage the Planning Commission to approve further consideration and deliberation of agritourism enterprises and activities in the NRL-Agricultural zone — option 3 among those presented by Planning and Development Services regarding Docket Item P-2.

At this time, the best path forward toward new non-agricultural activities in the ag zone and on agricultural land follows the route of thoughtful policy assembly rather than piecemeal steps, one type of activity after another.

Skagit County's farmland resource is finite. Many uses, in addition to farming, compete for this resource. The history of agricultural land resources in proximity to metropolitan areas is universal -- farmland is converted to non-agricultural purposes across America and in western Washington rural communities as agriculture enterprises decline or disappear. Some conversions are subtle. Most have valid economic rationalizations. Yet, the impact on farming can be crucial, progressive, permanent, and negative, if unintended.

Zoning regulation by Skagit County is the primary control over enterprise in the agricultural zone.

Two issues deserve attention as the County and the Planning Commission consider changes to zoning code regulating NRL- Ag: "creep" and enforcement.

"Creep" refers to efforts to push regulatory rules toward evermore permissive boundaries -- specific limits or prohibitions are challenged as arbitrary or unfair controls by government over property rights.

Enforcement of zoning rules presents a problem for the County as property owners in the ag zone practice prohibited activities without consequence. The County has limited powers and resources to address violations.

Considering restaurants in the agricultural zone gives reason to evaluate a much larger interest in "agritourism" activities and enterprises like other neighboring communities in Washington, Oregon, and Idaho which are also currently addressing similar policy choices and challenges.

From: Paul
To: [PDS comments](#)
Cc: commissioners@co.skagit.wa.us
Subject: Comments on proposed 2018 Docket Item P-12: South Fidalgo island Rural
Date: Thursday, August 16, 2018 9:27:21 AM

Dear Planning Commissioners,

My wife and I have been property owners on South Fidalgo Island for the last 30 years. We are located in the rural reserve zone at 5811 Campbell Lake Rd. We have a small farm and currently grow vegetables on the property. Our children and grandchildren live on an adjacent piece of property which we also own. They enjoy riding their motorcycles on the property from time to time and according to the new proposed P 12 changes we understand that right would be eliminated. We therefore oppose the proposed P 12 zoning changes. We request that the county commissioners select option one. (No action alternative)

Sincerely,

Barb and Paul Schwulst
5811 Campbell Lake Rd
Anacortes Wa

Sent from my iPhone

From: DEBRa Schwulst
To: [PDS comments](#)
Subject: 2018 Docket of Proposed Policy, Code and Map amendments
Date: Friday, August 17, 2018 4:47:33 PM

Board of Commissioners,

RE: PL17-0414: Quaker Cove Ministries

I support the proposal to add pre-existing camps to the current Rural Intermediate zoning.

DEBRa Schwulst
santrelle@gmail.com
5841 Campbell Lk rd
Anacortes , Washington 98221

From: eric schwulst
To: [PDS comments](#)
Cc: commisioners@co.skagit.wa.us
Subject: Comments on proposed 2018 Docket Item P-12: South Fidalgo island Rural
Date: Thursday, August 16, 2018 1:28:46 PM

Hello Planning Commissioners,

We oppose P 12 zone-change. Here is why: The proposed changes threaten freedoms relating to our enjoyment of the land. We enjoy small farm and gardening. Our children and I enjoy riding dirt bikes (creating noise) intermittently on the property and according to the new proposed P 12 changes we understand that right would be in question or banned. More-over most of our neighbors oppose the change as well (try driving Campbell Lake rd!!)- that should be a red flag for the minority proponents. We therefore very strongly oppose the proposed P 12 zoning changes. I was raised from childhood and now live on South Fidalgo Island over the last 30+ years. We are located in the rural reserve zone at 5841 Campbell Lake Rd. . We request that the county commissioners select option one. (No action alternative).

Sincerely,

-Eric Schwulst
360-510-2958

From: Eric Schwulst
To: [PDS comments](#)
Subject: 2018 Docket of Proposed Policy, Code and Map amendments
Date: Tuesday, August 21, 2018 9:17:03 PM

Board of Commissioners,

RE: PL17-0414: Quaker Cove Ministries

I support the proposal to add pre-existing camps to the current Rural Intermediate zoning. The intent of my desire is to allow Quaker cove to fix up their camp how they desire.

I am a local who lives nearby. I was born and raised here for the last 35 years. I participate at Quaker cove as a volunteer as do my kids - it is a very good addition to the community for kids camps and as a venue to volunteer. My kids attend the quaker cove camps during the summer.

Eric Schwulst
eschwuls@yahoo.com
5841 Campbell Lk Rd
Anacortes, Washington 98221

From: [Lori Anderson](#)
To: [Stacie Pratschner](#); [Kathy Jewell](#)
Subject: FW: PDS Comments
Date: Thursday, August 30, 2018 3:30:45 PM

From dept email

From: website@co.skagit.wa.us <website@co.skagit.wa.us>
Sent: Tuesday, August 21, 2018 10:40 AM
To: Planning & Development Services <planning@co.skagit.wa.us>
Subject: PDS Comments

Name : Marvin Seelye
Address : 13136 sunset lane
City : anacortes
State : wa
Zip : 98221
email : mvseelye@comcast.net
Phone : 3602938883
PermitProposal : P-12: south Fidalgo island rural residential map amendment
Comments : I support the Suggestion to change the zoning

From Host Address: 24.22.254.43

Date and time received: 8/21/2018 10:37:07 AM

From: dave sem
To: [PDS comments](#)
Subject: P-12 Fidalgo
Date: Monday, August 27, 2018 1:50:52 PM

Hello,

My name is Dave Sem and I own property at 14317 Van Luven rd and also in the city of Anacortes. I am opposed to any changes to the current zoning for south Fidalgo Island. The P-12 proposal does not contain any language that improves the needs or wants of the current landowners. I am also opposed to a size variance for a community center that the Samish Tribe wish to build on south Fidalgo Island. I believe that a variance for this center is going to be a stepping off point for other variances or uses of their properties on Fidalgo Island.

Repectfully,

Dave Sem
1014 11th st
Anacortes, Wa 98221

aug 21, 2018

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AUG 27 2018

SKAGIT COUNTY
PDS

Board of County Commissioners :

We are Bruce & Debbie Senff
We live at 14484 Rosario Rd.

We need to express that we
are opposed to the P-12 Zoning
Changes.

We do not need these changes.

We have lived here since 1977
and want to keep it just like
it is.

Thank You
Bruce & Debbie Senff

aug 21, 2018

Dear Planning Commissioners:

We are Bruce & Debbie Senff
we live at 14484 Rosario Rd.

We need to express that we
are opposed to the P-12 Zoning
Changes.

We do not need these changes.

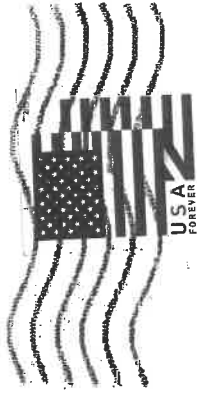
We have lived here since 1977
and want to keep it just like
it is.

Thank You
Bruce & Debbie Senff

Sent
11/4/84 Pasco WA
Anacortes WA

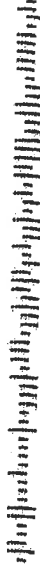
SEATTLE WA 980

23 AUG 2018 PM 6 L



Comments on proposed "2018 Docket Item P-12
The South Fork Snoqualmie River
Residential Map Amendment"
Planning and development services
1800 Continental Place
MT, Vernon WA 98273

98273-562500



August 21, 2018
2018 Docket of Proposed Policy Code and Map Amendments
Re: PI17-0414: Quaker Cove Ministries


RECEIVED
AUG 21 2018
SKAGIT COUNTY
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My name is Karl Seume and my wife and I are the directors at Quaker Cove Retreat.

The camp was started in 1930, when several Quaker Churches purchased the land in Anacortes and began building cabins and common use buildings such as a dining hall, chapel, and bathhouse. They purchased the land to be able to bring families and people together in nature to experience peace and renewal and come closer to God.

3 years ago, my wife and I along with our 3 small children moved to Quaker Cove Retreat in Anacortes to become the first full-time on-site directors of the camp. In our time at the camp it has been so great to interact with the community and build up new programs which benefit kids and families in Anacortes. We have been offering culinary classes, middle school camp, day camp, and several events where families can interact with each other, like our winter gingerbread house building event.

One of our most exciting and newer programs is our day camp for grade school kids. Statistics say that the average child spends only 4 minutes a day playing outside. During our 5 day, day camp program, kids spend 6 ½ hours outside each day, playing, learning and interacting with their peers and with adults who care about them. They practice being adventurous and courageous, they build friendships, and are shown that they are important and loved, (and all of this without cell phones, computers, or tv). Since we started this program 3 years ago, the number of kids has doubled each year, and this year we had 85 kids participate over 2 weeks. Kids need to be outside and interacting with nature. This is important for their growth and development, and is just one reason why camps like ours are so important to the community.

 Please approve the addition of pre-existing camps to Rural Intermediate zoning so that our camp and camps like ours are able to have a venue to make necessary changes to our facilities.

Karl Seume
14694 Gibraltar Rd
Anacortes, WA 98221

August 21, 2018
2018 Docket of Proposed Policy Code and Map Amendments
Re: PI17-0414: Quaker Cove Ministries

RECEIVED
AUG 21 2018
SKAGIT COUNTY
PDS

To the Board of County Commissioners,

My husband and I are the current directors at Quaker Cove retreat.

We approached the county a year and a half ago to try to replace an old building with a newer building which had bathrooms, but was 12 feet longer. We were told that we were not allowed to change the footprint of any buildings or add any new buildings to our property because camps were no longer allowed in the zoning. The county then told us that applying to rezone our land was the only option to be able to make changes. So we applied to rezone.

In April, the county approached us again, to say that they had come up with a different option, to add pre-existing camps into rural intermediate zoning. We were glad for this option and withdrew our original application as we believed this would be better for us and for our neighbors.

In order for our camp to survive and in order for us to be as safe and accessible as possible for those attending our camps, we need to be able to modernize some buildings, which means expanding them to add bathrooms or appropriate seating, building ADA accessible housing, and moving some facilities at our camp to make it safer and more useable. Adding pre-existing camps into the current Rural Intermediate zoning will allow us to apply for a special use permit to be able to make necessary updates and changes under the supervision of the county.

We don't want to change the nature of our camp, and we have no intention of selling or clear-cutting our land. Being good stewards of our land and building good relationships with our neighbors is important to us, and I believe we have done a good job at both over our long history.

However, I would like to set the record straight as a neighbor who was upset to learn about our original application to rezone, wrote a petition against us with a list of accusations against our camp. That petition was submitted during an additional hearing that we did not know was going to address our application to rezone. The accusations that were written in that petition and were signed by several neighbors are not true. The neighbor who wrote this petition went from home to home on our street telling people that we were planning to build a racetrack and marina and change the use of our property with a large sum of money that had been given to the camp.

Changing the use and character of our camp has never been our intention and no one has given us any large amounts of money. We certainly have no plans to build a racetrack or marina. I am also submitting letters today from 3 neighbors whose land borders our land. They are in support of our camp and have also refuted the ridiculous claims made in the earlier petition against us. In their letter, one neighbor says "We were shocked and saddened to learn of this petition and the false claims it purported. We have never once been negatively impacted by anyone using the Quaker Cove Retreat and the activities occurring there...The majority of our neighbors also fully support Quaker Cove and their current improvement efforts."



→ Another neighbor who signed the petition against us has submitted a letter to the county in support of us and withdrawing their support from that petition and admitting that they signed the petition in fear of what might be and not what really is. They also stated that they “have not seen any undesirable behavior from any event or person arriving at, staying at, or departing Quaker Cove.”

We believe that the positive testimony from our other direct neighbors shows clearly that these statements made are not true. If any question remains we would be happy to submit our usage numbers and financial documents to the county which clearly show that the camp is not being used in a capacity that could in any way be considered excessive as was stated in the petition.

Liz Seume
14694 Gibraltar Rd
Anacortes, WA 98221

From: Quaker Cove
To: [PDS comments](#)
Subject: 2018 Docket of Proposed Policy, Code and Map amendments
Date: Friday, August 31, 2018 4:25:50 PM

Board of Commissioners,

RE: PL17-0414: Quaker Cove Ministries

To the Planning Commission,

We, at Quaker Cove, just wanted to clarify a few issues that came up during the public hearing.

1. We do have (and have had) septic and building permits and are inspected by the health department every year. We have also been inspected by our local fire marshal and follow the proper standards for fire safety. The county's record system hasn't been very accurate and I believe Stacie Pratschner clarified that with the woman who was concerned about that. We also look at the basic standards of the American Camping Association when making our camp policies and guidelines.
2. We are already allowed to run a camp at our location currently, and allowed to have 250 guests on our property. The addition of pre-existing camps doesn't increase our allowed use, and it doesn't mean that we are planning to immediately increase our bed count to 250. It only means that we will be allowed to apply for a special use permit. That permit will allow us to improve our buildings and make our grounds more functional by improving infrastructure and relocating buildings to make things safer (like moving maintenance away from the central camper area). It also allows us to make sure guests are housed away from our neighbors instead of using our field for an RV or two when we need the extra space (which we currently do 3 days a year.)
3. Any eventual increase in use wouldn't affect the traffic on Gibraltar road. Our peak season is during the summer when school is out. With Fidalgo Elementary just a mile down the road and the traffic they produce during the school year, our capacity and use during the summer and on weekends won't compare the the traffic they produce during the school year.
4. Noise and density. We are one of the least developed properties in our neighborhood. We have 17 acres of forest that we have no plans of altering in any major way. We plan on cleaning up our hiking trails to make them more useable. It is our mission to bring people into nature, and we intend on protecting the forest and trees on our property. We have 31 buildable lots, and I think our neighborhood would much rather keep our camp than to have it sold and turned into 31 houses. This change does not allow us to have more freedom in regard to density or lot usage.

Camps are a valuable asset to our community, especially as we see people in our culture becoming more isolated and spending almost no time in nature. At the moment, we are "non-

conforming" along with Camp Kirby and Camp Samish. As I understand it, non-conforming means that the county wants to see that use naturally die out, and so they restrict necessary improvement that any use needs to be functional. I don't know why the right to be a camp was taken away from us. I know that we didn't have a voice in that decision when it happened and that we are a historic use of the land and predate the zoning and most, if not all of our neighbors. I also don't think that the county wants to see our camps disappear, and that it would be far better to recognize that we have been overlooked and provide a provision in the zoning for us to continue. Without the ability to make any improvements it will be difficult for all of our camps to sustain our businesses. Please help keep our camps a live and healthy and allow us to be a service to the community and to generations of the future.

Thank you.

Liz Seume
Director at Quaker Cove Retreat
360-899-8269

Quaker Cove
quakercove@gmail.com
14694 Gibraltar rd
Anacortes, Washington 98221

From: Sue Shaw
To: [PDS comments](#)
Subject: 2018 Docket of Proposed Policy, Code and Map amendments
Date: Wednesday, August 15, 2018 7:04:03 PM

Board of Commissioners,

RE: PL17-0414: Quaker Cove Ministries

I support the proposal to add pre-existing camps to the current Rural Intermediate zoning.

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

From: Paul Sherman
To: [PDS comments](#)
Subject: "2018 Docket Item P-12: The South Fidalgo Island Rural Residential Map Amendment".
Date: Friday, August 31, 2018 2:20:49 PM

I have lived at this address for 30 years. I support SF-RR #4 as the acceptable choice, and please leave the "lot coverage limitations for Major Public Uses" at the present 25,000 sq. ft. That seems to me to be large enough for our area. I know we all resist change, but we probably do need to regulate some of the light industrial uses that are being discussed. I believe in property rights, and I also believe in community rights and community decisions. Let's do the right thing.

--

Staying active is key to healthy living

Paul Sherman, P.T.
Sherman Physical Therapy
www.shermanphysicaltherapy.com
4596 Ginnett Rd
Anacortes, WA 98221
360-391-6078

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From: Mary S
To: [PDS comments](#)
Subject: 2018 Docket Item P-12: The South Fidalgo Island Rural
Date: Sunday, August 19, 2018 9:20:20 PM

Hello-

My husband and I have owned a home and lived on the south side of Fidalgo Island since 2002.

Roger Fuller and Mary Silva
14408 Austin Place
Anacortes, WA 98221

We are strongly **in favor** of the Comp Plan Amendment P-12 - Option 4 South Fidalgo Rural Residential (SF-RR).

Sincerely,
Mary and Roger

From: David Simon
To: [PDS comments](#)
Subject: 2018 Docket of Proposed Policy, Code and Map amendments
Date: Tuesday, August 14, 2018 12:14:18 PM

Board of Commissioners,

RE: PL17-0414: Quaker Cove Ministries

I support the proposal to add pre-existing camps to the current Rural Intermediate zoning.

David Simon
david360@comcast.net
3803 Sterling Place
Anacortes , Washington 98221

From: Michelle Slater
To: [PDS comments](#)
Subject: 2018 Docket of Proposed Policy, Code and Map amendments
Date: Monday, August 20, 2018 3:44:24 PM

Board of Commissioners,

RE: PL17-0414: Quaker Cove Ministries

I support the proposal to add pre-existing camps to the current Rural Intermediate zoning.

I grew up in an area that had several nearby camps. They were an amazing asset to the community and had tremendous impact upon innumerable children, myself included. We have such a community asset here in Quaker Cove. I give my hearty support for the approval of their zoning request and making it possible for this camp to continue its offerings and to make appropriate improvements. I shared about Quaker Cove just last week with an organization looking for a facility to use with their exchange students. They were quite surprised to learn Anacortes had this camp and interested in bringing their business to our community.

In a time where many trees and quiet places to connect with nature and others are being lost to development, we should do what we can to maintain and honor what those before us sought to preserve. Thank you for pursuing this zoning option. I am excited to think that in the future my grandchildren will be able to have camp experiences similar to my own.

Respectfully,
Michelle Slater
Anacortes resident

Michelle Slater
slaterville1901@gmail.com
1901 Down Jones Way
Anacortes, Washington 98221

From: Terry Slotemaker
To: [PDS comments](#)
Subject: 2018 Docket of Proposed Policy, Code and Map amendments
Date: Sunday, August 26, 2018 1:31:59 PM

Board of Commissioners,

RE: PL17-0414: Quaker Cove Ministries

I support the proposal to add pre-existing camps to the current Rural Intermediate zoning.

I live less than one mile from Quaker Cove and have since 1962. Consequently I consider Quaker Cove a neighbor and would like my neighbor to be able to maintain and improve the quality of the camp including the buildings and the playgrounds in part for health and safety reasons. The camp is a treasure which includes over twenty acres of forest and hundreds of feet of waterfront. If the camp is allowed to continue as a camp it will save the forest and the waterfront from potentially a future housing development and allow it to serve thousands of campers over the years.

Sincerely,

Terry and Lois Slotemaker

Terry Slotemaker
slotelo@wavecable.com
14935 Lincoln Street
Anacortes, Washington 98221

From: Heather Small
To: [PDS comments](#); [Commissioners](#)
Subject: 2018 Docket Item P-12: The South Fidalgo Island Rural Residential Map Amendment
Date: Thursday, August 30, 2018 4:20:04 PM

Dear County Commissioners,

As land owners on Fidalgo Island, we request that the commissioners select option 1 (NO action alternative): the comprehensive plan, land use, zoning map, and developmental code remain the same.

Thank you,
Douglas and Heather Small
8817 Bowdoin Way
Edmonds, WA 98026

Sent from my iPhone

From: forever-green@juno.com
To: [PDS comments](#)
Subject: 2018 Docket Item P-12:The South Fidalgo Island Rural Residential Map A mendment
Date: Sunday, August 26, 2018 10:34:04 AM

Dear Commissioners,
Represent me and PLEASE VOTE NO on this proposed amendment. Our family has lived at 4138 Thunder ln, Anacortes, WA 98221 for the last 17 years. South Fidalgo has seen very little change in the last 17 years. Land owners are doing a great job of governing their own properties and keeping South Fidalgo the quaint, beautiful place that it is. I do not believe this amendment represents the majority of property owners but a few with private motives. Please keep us rural reserve and trust the people not legislation to keep South Fidalgo Great!

Thank you so much,

Julie Ann Smith
360-724-8572

Drink This Before Bed, Watch Your Body Fat Melt Like Crazy

Celebrity Local

<http://thirdpartyoffers.juno.com/TGL3132/5b82e46f2e55f646e7e89st01duc>



From: Shirley Smith
To: [PDS comments](#)
Subject: 2018 Docket of Proposed Policy, Code and Map amendments
Date: Wednesday, August 15, 2018 3:27:35 PM

Board of Commissioners,

RE: PL17-0414: Quaker Cove Ministries

I support the proposal to add pre-existing camps to the current Rural Intermediate zoning.

Shirley Smith
quakerbird@comcast.net
11205 36th St. East
Edgewood, Washington 98372

From: Shirley Smith
To: [PDS comments](#)
Subject: 2018 Docket of Proposed Policy, Code and Map amendments
Date: Wednesday, August 15, 2018 3:27:52 PM

Board of Commissioners,

RE: PL17-0414: Quaker Cove Ministries

I support the proposal to add pre-existing camps to the current Rural Intermediate zoning.

Shirley Smith
quakerbird@comcast.net
11205 36th St. East
Edgewood, Washington 98372

From: Gary Solberg
To: [PDS comments](#)
Subject: Comments on proposed "2018 Docket item P-12: The South Fidalgo Island Rural"
Date: Tuesday, August 21, 2018 2:19:08 PM

I am a property owner on South Fidalgo Island (4107 Sharpe Road). I am 100% opposed to any change to existing zoning. I view this as an attempt by political insiders to profit at the expense of others, and will degrade the quality of island life.

Thanks,
Gary Solberg
Sent from my iPhone

From: Gary Solberg
To: [PDS comments](#)
Subject: Re: Comments on proposed "2018 Docket item P-12: The South Fidalgo Island Rural"
Date: Tuesday, August 21, 2018 2:56:07 PM

I am including my name and mailing address for previously sent comment on South Fidalgo Island zoning changes (2018 Docket item P12). I am opposed to zoning changes. I own 4107 Sharpe Road. My name is Gary Solberg. My mailing address is:

1010 Easton Avenue
Bellingham Washington
98225

Sent from my iPhone

> On Aug 21, 2018, at 2:19 PM, Gary Solberg <garysolberg@comcast.net> wrote:

>

>

> I am a property owner on South Fidalgo Island (4107 Sharpe Road). I am 100% opposed to any change to existing zoning. I view this as an attempt by political insiders to profit at the expense of others, and will degrade the quality of island life.

> Thanks,

> Gary Solberg

> Sent from my iPhone

From: Jami stavlo
To: [PDS comments](#)
Subject: 2018 Docket of Proposed Policy, Code and Map amendments
Date: Tuesday, August 28, 2018 2:14:38 PM

Board of Commissioners,

RE: PL17-0414: Quaker Cove Ministries

I support the proposal to add pre-existing camps to the current Rural Intermediate zoning.

I was born in Anacortes and have fond memories of visiting throughout my life. This small change will help a great community.

Jami stavlo
jamimaria@gmail.com
4316 Pacific Ave
tacoma, Washington wa

From: Mia Steinberger
To: [PDS comments](#)
Subject: 2018 Docket Item P-12: The South Fidalgo Island Rural Residential Map Amendment
Date: Monday, August 20, 2018 9:36:16 PM

I have reviewed the above proposal and wish to state my support for the changes in P-12 - Option 4. Since moving here 11 years ago, I have come to love the rural nature this area. We are blessed with having the ACLU, the many lakes, and state and county parks for our outdoor recreation. The uses being eliminated as acceptable uses would only denigrate our quality of life here on the island.

While there is only supposition and theories about whether the acquirer is self revitalizing, I can tell you from experience how awful it is when one's well goes dry due to King County allowing giant PUDs to be built in a rural community. These PUDs also increased traffic volume and noise and air pollution totally changing the rural character of Novelty Hill. While I accepted limitations on my property usage, it was difficult to see developers be able to play by a different set of rules, which greatly impacted my enjoyment of my property.

I would hate to see South Fidalgo Island suffer the same fate as the small landowner in east King County.

Mia Steinberger
3911 V Ave
Anacortes, WA 98221
Cell: 425-941-4544

Sent from my iPad

From: John Sternlicht
To: [PDS comments](#)
Cc: [Stacie Pratschner](#)
Subject: 2018 Comprehensive Plan Docket, Development Code Text Amendment P-2: Samish Bay Cheese
Date: Friday, August 31, 2018 1:53:36 PM
Attachments: [Samish Bay Cheese public comment 083118.pdf](#)

Please accept this public comment on the referenced matter.

John B. Sternlicht, JD, CEC.D

CEO

Economic Development Alliance of Skagit County

204 West Montgomery

PO Box 40

Mount Vernon, WA 98273

360.336.6114

www.skagit.org





August 31, 2018

Skagit County Commissioners
1800 Continental Place
Mount Vernon, WA 98273

RE: 2018 Comprehensive Plan Docket, Development Code Text Amendment P-2: Samish Bay Cheese

Dear Commissioners:

EDASC offers this comment in support of the application of Samish Bay Cheese to amend the definition of "Agricultural Accessory use" in SCC 14.04.020 to include limited food service. This would permit small restaurants incidental to an on-going agricultural operation. If this limited related use were permitted, this agricultural operation would be able to develop new revenue sources to achieve greater profitability. This would have the effect of increasing agricultural economic sustainability in Skagit County, if growers and producers have additional ways to make a profit from farming.

We all agree that agricultural lands must be preserved, but agriculture itself needs to be continually cultivated as well. Smaller-scale growers and producers, particularly those with value-added products, will only survive as a viable livelihood if they are able to develop new markets, customers, activities, and renown near and far. In fact, this is an important aspect of the EDASC strategic plan, particularly as concerns EDASC's administration of the Innovation Partnership Zone for Value-Added Agriculture, in conjunction with the Port of Skagit, Skagit Valley College, Skagit County, Mount Vernon, WSU, NABC, NWIRC, and several entities directly involved in farming. The economics of farming, and indeed of agricultural land ownership, dictate that we must adapt to and capitalize on changing buying and eating habits, and particularly the desire to have a personal connection with growers and producers.

EDASC also agrees that Skagit County needs a long-term, wide-ranging set of solutions for promoting new avenues of profitability while preserving our farmlands and farmers' livelihoods, and avoiding results inconsistent with that philosophy. We are confident the smart minds involved can collectively come up with the right formulas, and EDASC offers our assistance as needed and desired in the process. In the meantime, however, it seems overly burdensome to make this applicant wait for consensus to develop on all issues, anticipating all possibilities, before allowing this particular very narrow related use. For that reason, we respectfully ask that you grant application P-2 on the way to figuring out the entire range of needs and possibilities.

Should you desire, I would be happy to speak further with you about these important issues regarding the Skagit County economy, and thank you for your thoughtful consideration.

Respectfully yours,

A handwritten signature in blue ink that reads "John Sternlicht".

John Sternlicht, CEO

From: Debra Stone
To: [PDS comments](#)
Subject: 2018 Docket of Proposed Policy, Code and Map amendments
Date: Tuesday, August 14, 2018 1:24:13 PM

Board of Commissioners,

RE: PL17-0414: Quaker Cove Ministries

I support the proposal to add pre-existing camps to the current Rural Intermediate zoning.

Debra Stone
debrastone2208@gmail.com
11310 n Seven Falls dr
Oro Valley, Arizona 85737

From: website@co.skagit.wa.us
To: [Planning & Development Services](#)
Subject: PDS Comments
Date: Thursday, August 30, 2018 9:50:00 PM

Name : cindy Strasburg
Address : 3901 m ave
City : anacortes
State : WA - WASHINGTON
Zip : 98221
email : bigkyle4804@hotmail.com
Phone : 360-420-5835
PermitProposal : ("2018 Docket item P-12: tThe South Fidalgo Island Rural Residential Map Amendment")
Comments : Do not change

From Host Address: 67.160.72.214

Date and time received: 8/30/2018 9:47:26 PM

From: Geraldine Sugden
To: [PDS comments](#)
Subject: 2018 Docket of Proposed Policy, Code and Map amendments
Date: Thursday, August 16, 2018 11:11:46 PM

Board of Commissioners,

RE: PL17-0414: Quaker Cove Ministries

I support the proposal to add pre-existing camps to the current Rural Intermediate zoning.

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

From: James Sutherland
To: [PDS comments](#)
Subject: 2018 Docket of Proposed Policy, Code and Map amendments
Date: Tuesday, August 14, 2018 7:20:08 AM

Board of Commissioners,

RE: PL17-0414: Quaker Cove Ministries

I support the proposal to add pre-existing camps to the current Rural Intermediate zoning.
Please allow this camp to grow and serve humans. Thanks jim

James Sutherland
James.Breen.Sutherland@gmail.com
PoBox 352
Christmas Valley Or., Oregon 97641

From: Bill Swain
To: [PDS comments](#)
Subject: William A. Swain, 14171 Cove Ct., Anacortes, WA, 98221 - 2018 Docket Item P-12: "The South Fidalgo Island Rural Residential Map Amendment"
Date: Thursday, August 9, 2018 11:51:19 AM

Board of Skagit County Commissioners,

The character and rural nature of South Fidalgo Island is very special. As the residential density in the State continues increase to move North from Seattle, it is essential that we retain and strengthen the island's zoning aspects that have, for many years, protected the area from unbridled growth, expansion, or variance of "intended purpose".

While I would support the stated intention of allowing present land owners in the area, and on the properties under consideration, to continue their previously established and Zoning Compliant "land use" functions.... **I am categorically opposed to any, and all, future land use modifications, rezoning, or permitting that would allow for any future non-agricultural, purely commercial, endeavors and/or the development of any residential subdivisions.**

Every land owner in the rural area of South Fidalgo Island is, no doubt, well aware of existing minimum acreage restrictions as well as other limiting factors that would be encountered in density expansion, commercial development, or "cluster" subdivisions..... The restrictions are not a secret. The difficulty and prohibitive expense in obtaining public potable water, the lack of sewage treatment or "perking", presence of wetlands, geologic instability, lack of adequate fire/police-sheriff coverage all point to the inadvisability of continued/increased residential development or expanded commercial operations.

I would urge that you protect, in every way possible, the very special rural atmosphere of South Fidalgo Island. For many years the residents, and a number of concerned organizations, on the island have endeavored to assure that future generations will be able to enjoy beauty, peace, and quiet that is now now experienced..... The unique blending of the denser residential/commercial areas within the city of Anacortes, our parklands, and the rural nature of the South part of the island blends to create a very special environment for ALL its residents. Further encroachment/development of this unique area would be anything but "progress" it would be, very simply, tragic.

I urge you, the Board of Commissioners, to exercise the responsibilities of your positions and help to assure that the rural residential atmosphere and land use control will be preserved through expanded restrictions or definitions.

Respectfully submitted,

William A Swain
14171 Cove Ct.
Anacortes, WA
98221

From: Rebecca Teeters
To: [PDS comments](#)
Subject: 2018 Docket of Proposed Policy, Code and Map amendments
Date: Tuesday, August 14, 2018 4:29:45 PM

Board of Commissioners,

RE: PL17-0414: Quaker Cove Ministries

I support the proposal to add pre-existing camps to the current Rural Intermediate zoning. Quaker Cove is an asset to the community, providing camps for all ages, cooking classes and tours of the grounds among other programs.

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

From: Julianna Thomsen
To: [PDS comments](#)
Subject: 2018 Docket of Proposed Policy, Code and Map amendments
Date: Thursday, August 16, 2018 11:34:02 PM

Board of Commissioners,

RE: PL17-0414: Quaker Cove Ministries

I support the proposal to add pre-existing camps to the current Rural Intermediate zoning.

Julianna Thomsen
jbthomsen1@hotmail.com
1206 38th st
Anacortes , Washington 98221

From: Paul Thorne
To: [PDS comments](#)
Cc: commissioners@co.skagit.a.us
Subject: 2018 Docket Item P-12: South Fidalgo Rural
Date: Wednesday, August 15, 2018 10:01:30 AM

Request that the County Commissioners select: **OPTION 1 No Action** The comprehension plan and land use zoning map and code for development remain the same. **VEHEMENTLY OPPOSED TO P-12**

Dear Commissioners: We are 30 year residents of South Fidalgo Island. We enjoy the rural nature of the environment and the invigoration that the small business/farming options present here. As you know about 80% of the small businesses nationwide are based on sole-proprietorships and the options available when a person or family have a (garage based) idea for a small business. I understand the need for growth management and the anticipated need to accommodate special uses as this county grows and land use becomes more and more of an issue. I also enjoy watching the commissioners meetings on the local TV network. The need to follow the statewide dictums of the GMA and also balance those with the nature of Skagit Co. as a predominantly rural county with a strong east/west geographic diversity can create tension.

From these perspectives, we do not readily take political positions here which polarize the neighborhood and reduce the chances of working together as respectful neighbors. This proposal (P-12) which has returned as a regular feature of the planning commission, raises the issues once again. The prevailing concern of those who live here, is that the appearance some data, science or issue has caused the planning commission to take this on again. Without that, it seems that these proposed zoning changes are not justified.

We acknowledge the need to plan for the future and the opposing role of the county in the enforcer of specific land use rules. We appreciate the challenges that the planning department faces. It seems that the county commissioners need to decide whether they want these decisions to be processed in the context of newspaper coverage and Public Hearing meetings or through reasoned discourse based on evidence. In this case, the Planning Department has not made the case sufficiently to those of us who live and work in rural south Fidalgo Island to make the changes as outlined in P-12. This is the wrong thing at the wrong time.
Thank you for your service.

Sincerely,

Kim and Paul Thorne
13751 DayBreak Lane
Anacortes, WA 98221-8400
360-293-8257

From: Sherri Tibbles
To: [PDS comments](#)
Subject: Comments on proposed "2018 docket item P12 The South Fidalgo Island Rural Residential Map Amendment"
Date: Thursday, August 30, 2018 11:10:53 PM

Dear Planning Commissioners,

As land owners on South Fidalgo, we are asking you to not recommend P12. The Growth Management plans for South Fidalgo are not broken, there should be no change.

Thank you,

Mark and Sherri Tibbles

From: Whitney Watson
To: [PDS comments](#)
Subject: South Fidalgo Rezone
Date: Sunday, August 12, 2018 7:48:39 PM

Hello,

My husband and I are writing to you this evening to note that we would like the current zoning of South Fidalgo to stay as is. Please no change. Please contact us if you have any questions.

Thank you,

John and Whitney Tracy

(360) 420-5247
14763 Hoxie Lane, Anacortes, WA

From: Phuong Tran
To: [PDS comments](#)
Subject: 2018 Docket of Proposed Policy, Code and Map amendments
Date: Tuesday, August 14, 2018 7:34:59 PM

Board of Commissioners,

RE: PL17-0414: Quaker Cove Ministries

I support the proposal to add pre-existing camps to the current Rural Intermediate zoning.

Phuong Tran
tnphuong@yahoo.com
3601 97th Pl. SE
Everett, Washington 98208

From: Jim Trusty
To: [PDS comments](#); [Commissioners](#)
Subject: 2018 Docket item. p. 12. South. Fidalgo island rural
Date: Sunday, August 19, 2018 12:10:33 AM

To: pdscomments@co.skagit.wa.us
commissioners@co.skagit.wa.us

WE see no advantage to changes in the existing land use regulations and feel the proposed changes will impact negatively on land owners current use of their property. We find no good argument in favor of this proposal.

“If it ain’t broke, don’t fix it” We as landowners for the past ten years have experienced restrictions and demands from the county and federal government causing us much time and financial loss. More regulations are NOT necessary. Please stop these unnecessary and potential burdens on the homeowners who have already paid the price to have our property serve OUR purposes. The current codes, laws, and restrictions are demanding enough without adding to the pile.

James and Gabriella Trusty
[6424 Campbell Lake Rd.](#)
[Anacortes, WA 98221](#)

Jim A Trusty@gmail and [iCloud.com](#)
360-399-1848
360-914-7350 Mobile

From: Krysta Verbarendse
To: [PDS comments: Commissioners](#)
Subject: Comments on proposed ?2018 Docket Item P-12: The South Fidalgo Island Rural Residential Map Amendment?
Date: Tuesday, August 28, 2018 10:53:23 AM
Attachments: [Citizens that Oppose P-12, representating over 1.000 acres on South Fidalgo.pdf](#)

Planning Commissioners and Board of County Commissioners,

I write in opposition to the Rezone on South Fidalgo and I ask that the Planning Commission choose Option 1 – the NO ACTION ALTERNATIVE.

My concerns are varied with this proposal, as I believe it to be arbitrary, unlawful, and against the will of the majority of the families and citizens in my Community.

In reading the P-12 Proposal to amend the Comprehensive Plan, the Planning Department lays out changes that are intended to “*maintain the existing rural character and lifestyles of Fidalgo Island*”. And in doing so, allow for “*adequate supply of land use options to provide housing for a **wide range of types, densities, and incomes.***”

The Planning Department’s recommendation for Option 4 (Development code alternative) DOES NOT MEET ANY of the criteria it supposedly sets out to do. It simply limits the land use and property rights that are currently enjoyed by one group of taxpaying landowners by re-writing a new and unique zone, the “South Fidalgo Rural Residential (SF-RR)”.

For instance, the proposal limits the housing density on only part of South Fidalgo, all the Land in the Rural Reserve (“RR”) (about 4,000 acres), but NOT the land within the Rural Intermediate (“RI”) (about 3,000 acres) which already allows for four times the density (1 home on ten acres versus 1 home on 2.5 acres). You will note that much of the Rural Intermediate land sits along our shorelines, where the majority of the Rural Reserve land is inland. So effectively, the Planning Department will be spot zoning, encouraging growth along our shorelines, with increased density in expensive real estate areas, while discouraging growth on the more affordable properties. **How does this provide housing for a wide range of types, densities and/or incomes?**

Further, the proposal will also eliminate the CaRD Density bonuses for properties **without access to Public Water**. In the current Rural Reserve zoning, landowners do not need access to Public Water to apply for a density bonus. But the rezone would place the burden and expense of bringing in Public Water possibly from miles away – just to have two (2) homes on ten (10) acres. So the question is why? Why is the County requiring Rural property owners to seek Public Water on Fidalgo Island? We don’t have a water crisis. We don’t have a sole source aquifer. The Planning Department County has neglected to do any water studies. So this requirement is both arbitrary and discriminatory, in favor of one zone and not the other, in favor of wealthier people rather than those that currently own the land with hopes of aging in place with their families around them.

I remind you that per the [RCW 36.70A.020](#) and the [Countywide Planning Policies Manual](#):

“The Property Rights of landowners shall be protected from arbitrary and discriminatory

actions.”

And it was this Planning Commission that stated just last year:

“Property purchasers have expectations for the allowed uses in their zone to continue to be allowed.”

Only with Option #1, will that happen.

In the public hearing of August 21st, there were only a few proponents that spoke in favor of the Rezone. A few expressed concerns with large commercial and or large industrial uses being allowed in South Fidalgo. Yet they fail to recognize that none of these things have happened under the current zoning. This is mostly attributable to the cost of the land and the inaccessibility to the interstate and railroads, but also attributable to the people that live here. We are more than capable of governing ourselves, evidenced by the fact that these things have not taken place.

Another proponent cited noise and traffic congestion as concerns finding that “a new zoning designation is needed to properly address the problematic realities that are unique to islands.” Skagit County already has a rigorous permitting application process that takes in to account traffic studies and other variables (noise) before a permit is approved. And, as a resident, I know full well that there are already noise and traffic ordinances in place to address any concerns. So proponents disingenuously argue noise and traffic (to prevent any growth in South Fidalgo) while discounting other factors like current road construction, an increase in squadrons at Naval Air Station Whidbey Island, or the seasonal use by vacationers as they come and experience our amazing Fidalgo Island. An Island that, by the way, is accessed by three bridges and a ferry. Although unique, traffic flows through our island, and is not exclusive to our island.

And strangely enough, of all the proponents that spoke in favor of the Rezone because it was necessary to “Save our Rural Character”, none were opposed to having a 33,000 square foot building added to our landscape (well over the current maximum lot coverage of 25,000 square feet) in our current Rural Reserve. This strikes me as odd, as in one breath they want to limit noise and traffic, but welcome a Public Use facility that would produce noise and traffic by those using it? It makes no sense.

Also noted at the Public Hearing were Ellen Bynum’s assertions that the Sub Area plans were never completed and the Skagit County is out of compliance with the GMA. She used this assertion to defend dropping the CaRD density bonuses currently allowed in Fidalgo Island’s Rural Reserve. But the fact of the matter is – **THIS ISN’T TRUE**. Although motions were made and hearings were had, the County was found to be compliant before the Growth Management Hearings Board through a Final Decision Order dated March 1, 2007. Although Ms. Bynum may not like the outcome, she cannot change the facts.

As you well know, the majority of the speakers at the August 21st Public Hearing were opposed to the P-12, and many of them, me included, have lived here for decades. The overwhelming commonality that I saw was the desire for families to live, work and retire here, with our children and our families, and not be regulated out of the land that we knowledgably invested

in. This is the fabric of our Community and the charming character of South Fidalgo that we all currently enjoy. We have a right to depend on the continuity of the zoning in to which we purchased as it is written in the Countywide Planning Policies Manual (6.2):

*“The rights of property owners operating under current land use regulations shall be preserved unless a **clear public health, safety or welfare purpose** is served by more restrictive regulation.”*

This more restrictive regulation is not warranted, not proven, lacks any scientific data or studies, and is proposed by a self-serving special interest group that has not proven otherwise.

Prior to the hearing, we assembled a group of names of all of the people that had been contacted by myself or my neighbors, that are united in our Opposition to the P-12, and desire NO CHANGE TO OUR ZONING (Option 1). These names represent over 1,000 acres in the Rural Reserve Zone on South Fidalgo. We urge the Commission to commit to Option1, the NO ACTION ALTERNATIVE, and advise the Board of Commissioners that the Families of Rural Reserve are what form and make the “Character” of South Fidalgo, not special-interest groups, not those seeking to exploit these changes, but the Families that live and work here.

Thank you.

Krysta Verbarendse
6192 Campbell Lake Road
Anacortes, WA 98221
360-299-3873

Citizens Against the P-12 Proposal that want Option 1

Last Name	First Name	Street	City	State	Zip
Aadsen	Valery	9760 Padilla Heights Road	Anacortes	WA	98221
Alduaij	Rakan	5285 Campbell Lake Road	Anacortes	WA	98221
Anders	Bill	12216 Salty Lane	Anacortes	WA	98221
Barto	Jerry	Scimitar Ranch	Anacortes	WA	98221
Barto	Jan	Scimitar Ranch	Anacortes	WA	98221
Becker	Dr. Larry	9586 Padilla Heights Road	Anacortes	WA	98221
Berkey	Donald	15885 Yokeko Drive	Anacortes	WA	98221
Bowman	John	5611 Suth Campbell Lake Road	Anacortes	WA	98221
Bowman	Ann	5611 Suth Campbell Lake Road	Anacortes	WA	98221
Boyes	Darrel	8056 Summit Park Road	Anacortes	WA	98221
Brogan	Anni	4409 Glasgow Way	Anacortes	WA	98221
Bulfinch	Brysen	8337 Shadow Lane	Anacortes	WA	98221
Bulfinch	Lisa	8337 Shadow Lane	Anacortes	WA	98221
Bulfinch	Charles	13079 Satterlee Road	Anacortes	WA	98221
Bulfinch	Joni	13079 Satterlee Road	Anacortes	WA	98221
Byer	Chris	7357 Remington Lane	Anacortes	WA	98221
Byer	Ashley	7357 Remington Lane	Anacortes	WA	98221
Caulfield	Don	13378 Heart Lake Rd	Anacortes	WA	98221
Caulfield	Gerry	13378 Heart Lake Rd	Anacortes	WA	98221
Christy	Jack	4307 Marine Crest Place	Anacortes	WA	98221
Christy	Charlotte	4307 Marine Crest Place	Anacortes	WA	98221
Cline	Robert	2107 208th PI	Ocean Park	WA	98640
Cornett	Brenda	5663 South Campbell Lake Road	Anacortes	WA	98221
Cornett	Sean	5663 South Campbell Lake Road	Anacortes	WA	98221
Craig	Douglass	13770 Tibbles Lane	Anacortes	WA	98221
Craig	Rebecca	13770 Tibbles Lane	Anacortes	WA	98221
Crawford	Dave	5974 Campbell Lake Road	Anacortes	WA	98221
Culbertson	Andy	5909 Campbell Lake Road	Anacortes	WA	98221
Culbertson	Kamiyo	5909 Campbell Lake Road	Anacortes	WA	98221
Dahl	John	5330 Campbell Lake Road	Anacortes	WA	98221
Dalgliesh	Glenn	5022 Lake Erie Way	Anacortes	WA	98221
Darrow	Darby	3874 Sharpe Road	Anacortes	WA	98221
Doddridge	Bill	13562 Islewood Drive	Anacortes	WA	98221
Doddridge	Pam	13562 Islewood Drive	Anacortes	WA	98221
Douglas	Don	4368 Sharp Road	Anacortes	WA	98221
Douglas	Kathy	4368 Sharp Road	Anacortes	WA	98221
Enga	John	4052 Thunder Lane	Anacortes	WA	98221
Enga	Justice	4052 Thunder Lane	Anacortes	WA	98221
Fast	Bill	14332 Gibraltar Road	Anacortes	WA	98221
Flowers	John	6080 Campbell Lake Road	Anacortes	WA	98221
Flowers	Marsha	6080 Campbell Lake Road	Anacortes	WA	98221
Franssen	Carl	5594 Campbell Lake Road	Anacortes	WA	98221
Franssen	Monica	5594 Campbell Lake Road	Anacortes	WA	98221
Freeman	Mike	2415 T Avenue Suite #208	Anacortes	WA	98221
Freeman	Leslie	2415 T Avenue Suite #208	Anacortes	WA	98221
Freeto	John	3147 BizPoint Road	Anacortes	WA	98221
Freeto	Susan	3147 BizPoint Road	Anacortes	WA	98221
Gailey	Chad	13725 Goodman Lane	Anacortes	WA	98221
Gilcrease	Nichelle	15279 Rosario Road	Anacortes	WA	98221
Gilden	Garth	12944 Thompson Road	Anacortes	WA	98221
Gilden	Tammy	12944 Thompson Road	Anacortes	WA	98221
Gilden	Jack	15445 Laurel Grove Drive	Alpharetta	GA	30004

Citizens Against the P-12 Proposal that want Option 1

Last Name	First Name	Street	City	State	Zip
Gillette	Richard	6004 S Campbell Lake Road	Anacortes	WA	98221
Gillette	Doreen	6004 S Campbell Lake Road	Anacortes	WA	98221
Greenfield	Dawn	14162 Gibraltar Rd	Anacortes	WA	98221
Goodman	Ed	Campbell Lake Road	Anacortes	WA	98221
Goodman	Michael	13785 Goodman Lane	Anacortes	WA	98221
Goodman	Don	WSPA		WA	
Gulley	Howard	13574 Tibbles Lane	Anacortes	WA	98221
Hagland	Gary	2211 34th Court	Anacortes	WA	98221
Hansen	Barabara	11629 Pointe Place	Anacortes	WA	98221
Harkness	Frank	5327 Campbell Lake Road	Anacortes	WA	98221
Harkness	Christine	5327 Campbell Lake Road	Anacortes	WA	98221
Harris	Mark	13837 Redtail Ridge	Anacortes	WA	98221
Hendricks	Jeff	11622 N Del Mark Drive	Anacortes	WA	98221
Hendricks	Linda	11622 N Del Mark Drive	Anacortes	WA	98221
Hendrickson	Warren	4810 Point Fosdick Drive, Suite 501	Gig Harbor	WA	98335
Hobson	Greg	4099 Sharpe Road	Anacortes	WA	98221
Holmes	Jeff	PO Box 1967	Anacortes	WA	98221
Holmes	Diana	PO Box 1967	Anacortes	WA	98221
Howard	Claire	7413 Miller Road	Anacortes	WA	98221
Hoy	Barbara	24201 SE 472nd Ave	Sandy	OR	97055
Hoy	Darrin	24201 SE 472nd Ave	Sandy	OR	97055
Hyre	Erin	5588 Patricia Lane	Anacortes	WA	98221
Jeter	Russ	6010 Campbell Lake Road	Anacortes	WA	98221
Jeter	Kim	6010 Campbell Lake Road	Anacortes	WA	98221
Johnson	Leonard	5617 Campbell Lake Road	Anacortes	WA	98221
Baldassano	Magdalen	5617 Campbell Lake Road	Anacortes	WA	98221
Johnson	Richard	4665 Welch Lane	Anacortes	WA	98221
Johnson	Diana	4665 Welch Lane	Anacortes	WA	98221
Jones	Adam	12134 Salty Lane	Anacortes	WA	98221
Jones	April	12134 Salty Lane	Anacortes	WA	98221
Jones	Ken	4092 Ginnett Road	Anacortes	WA	98221
Kenote	James	4204 Sharpe Road	Anacortes	WA	98221
Kenote	Terie	4204 Sharpe Road	Anacortes	WA	98221
Kruse	Mike	13110 Sunset Lane	Anacortes	WA	98221
Kruse	Nancy	13110 Sunset Lane	Anacortes	WA	98221
Kuchin	Steve	13042 Thompson Road	Anacortes	WA	98221
Lang	Pat	6284 South Campbell Lake Road	Anacortes	WA	98221
Lang	Lynne	6284 South Campbell Lake Road	Anacortes	WA	98221
Leopold	Peggy	5756 Campbell Lake Road	Anacortes	WA	98221
Leopold	Mark	5756 Campbell Lake Road	Anacortes	WA	98221
Lindor	Amy	13262 Gibraltar Road	Anacortes	WA	98221
Lindor	Vance	13262 Gibraltar Road	Anacortes	WA	98221
Linn	Heather	5594 Campbell Lake Road	Anacortes	WA	98221
Linn	Scott	5594 Campbell Lake Road	Anacortes	WA	98221
Lowman	Nathan	6161 Campbell Lake Road	Anacortes	WA	98221
Lumina	Lucas	5475 Campbell Lake Road	Anacortes	WA	98221
Lumina	Thelma	5475 Campbell Lake Road	Anacortes	WA	98221
Lunsford	Bret	11493 O Ave	Anacortes	WA	98221
Merrifield	Barbara Ann	4203 Sharpe Lane	Anacortes	WA	98221
Mikkelborg	Michele	13882 Gibraltar Road	Anacortes	WA	98221
Mikkelborg	Kirk	13882 Gibraltar Road	Anacortes	WA	98221
Munich	Hans	6480 Campbell Lake Road	Anacortes	WA	98221

Citizens Against the P-12 Proposal that want Option 1

Last Name	First Name	Street	City	State	Zip
Murray	Gavin	South Campbell Lake Road	Anacortes	WA	98221
Natola	Cleveland	4256 Sharp Road	Anacortes	WA	98221
Natola	Marge	4256 Sharp Road	Anacortes	WA	98221
Nickel	Bryce	4203 Sharpe Lane	Anacortes	WA	98221
Nyburg	Carl	32650 State Highway 20	Oak Harbor	WA	98277
Nystrom	Ethel	12999 Satterlee Road	Anacortes	WA	98277
Ogle	Bryan	5285 Campbell Lake Road	Anacortes	WA	98221
Palmer	Darrell	12915 Satterlee Road	Anacortes	WA	98221
Patterson	John	13657 Goodman Lane	Anacortes	WA	98221
Petrich	Cynthia	5501 Campbell Lake Road	Anacortes	WA	98221
Petrich	Kurt	5501 Campbell Lake Road	Anacortes	WA	98221
Petrich	Cindy	5501 Campbell Lake Road	Anacortes	WA	98221
Pittis	Russell	7008 Sunrise Estates Drive	Anacortes	WA	98221
Pittis	Katherine	7008 Sunrise Estates Drive	Anacortes	WA	98221
Poor	Thomas	13113 Thompson Road	Anacortes	WA	98221
Poor	Stephanie	13113 Thompson Road	Anacortes	WA	98221
Portis	Austin	7371 Remington Lane	Anacortes	WA	98221
Redding	Bill	14137 Gilmore Avenue	Edison	WA	98232
Richards	Steve	4794 Wagon Lane	Anacortes	WA	98221
Rowley	Ashley	5737 Campbell Lake Road	Anacortes	WA	98221
Rowley	Kathleen	5737 Campbell Lake Road	Anacortes	WA	98221
Rumball	Lynn	83-1010 Kahula Pl	Captain Cook	HI	96704
Saville	Roslyn	5490 Campbell Lake Road	Anacortes	WA	98221
Schwulst	Paul	5811 Campbell Lake Road	Anacortes	WA	98221
Scragg	Audrey	15117 Brideway Drive	Anacortes	WA	98221
Scragg	John	15117 Brideway Drive	Anacortes	WA	98221
Seman	Bryan	6385 Deer Lane	Anacortes	WA	98221
Small	Heather	8817 Bowdoin	Edmonds	WA	98026
Small	Doug	8817 Bowdoin	Edmonds	WA	98026
Smith	Don	14037 Donnell Road	Anacortes	WA	98221
Smith	Diane	14037 Donnell Road	Anacortes	WA	98221
Smolsnik	Tracy	13025 Thompson Road	Anacortes	WA	98221
Staab-Yankacy	Renate	13995 Trafton Road	Anacortes	WA	98221
Tibbles	Sherri	13684 Tibbles Lane Unit A	Anacortes	WA	98221
Tibbles	Mark	13684 Tibbles Lane Unit A	Anacortes	WA	98221
Tracy	Matt	6814 Deer Lane	Anacortes	WA	98221
Trafton	Charles	13971 Trafton Road	Anacortes	WA	98221
Trusty	Jim	6424 Campbell Lake Road	Anacortes	WA	98221
Trusty	Gabriella	6424 Campbell Lake Road	Anacortes	WA	98221
Verbarendse	Steve	6192 Campbell Lake Road	Anacortes	WA	98221
Verbarendse	Krysta	6192 Campbell Lake Road	Anacortes	WA	98221
Verbarendse	Maetja	13588 Clayton Lane	Anacortes	WA	98221
Waldron	Jeffrey	4290 Sharpe Road	Anacortes	WA	98221
Wallace	David	13025 Thompson Road	Anacortes	WA	98221
Waring	Barton	1004 Commercial Avenue #154	Anacortes	WA	98221
Weisz	Paul	13206 Gibraltar Road	Anacortes	WA	98221
Weisz	Amy	13206 Gibraltar Road	Anacortes	WA	98221
Wilcoxen	David	PO Box 1050	North Bend	WA	98045
Wooding	Bill	13540 Rosario Road	Anacortes	WA	98221
Yankacy	Don	13995 Trafton Road	Anacortes	WA	98221

From: Krysta Verbarendse
To: [PDS comments](#); [Commissioners](#)
Subject: Comments on proposed "Skagit County's 2018 Proposed Amendments to the Comprehensive Plan and Land Use and Zoning Map"
Date: Tuesday, August 28, 2018 11:40:22 AM
Importance: High

Re.: P17-0414 Quaker Cove Ministries - Rezone

Planning Commissioners and Board of County Commissioners,

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

This Quaker Cove property has been serving our Community since the 1930's. Due to increased regulations, and much needed upgrades, the Quaker Cove property must upgrade their facilities. In some instances this means ADA compliance, in others this means increasing the building footprint to allow more adult to child ratios or attached bathrooms as now required by law. Quaker Cove has approached Skagit County on numerous fronts to see what is necessary to acquire permits to meet these new regulations. This zoning was the County's proposal to resolve all of their permitting issues.

It is time to settle this issue and allow them to make the much needed upgrades.

Please provide them with the tools (permits, zoning, etc.) that they need so that they can continue to serve our community and our Youth. This is a much needed and much appreciated Camp/Retreat in our Community. Please allow them to continue to serve.

Sincerely,

Krysta Verbarendse
6192 Campbell Lake Road
Anacortes, WA 98221

360-299-3873

From: Maetja Keturah Verbarendse
To: [PDS comments](#)
Subject: 2018 Docket Item P-12: The South Fidalgo Island Rural Residential Map Amendment
Date: Tuesday, August 21, 2018 3:25:22 PM

Maetja Verbarendse

13588 Clayton Lane

Anacortes, WA 98221

August 21, 2018

Dear Planning and Development Services:

I **oppose P-12** and ask that you vote for **Option #1** (*No action alternative*). I want the Comprehensive Plan, Land Use / Zoning Map, and development code to remain the same. I oppose any changes to my zoning and do not want to see this continue to show up on the docket in the future.

I feel that the opposition has crafted a strawman driving an irrational fear of commercial business taking over. If that was truly a risk, why has it not happened yet? Do we not have an extensive permitting process? Further, the land in the proposed rezone area is far too expensive to warrant large commercial use, too far from a railroad or major interstate and lacks the population to support them. This proposed rezoning attacks the values and rights of current and future residents, myself included. I particularly take issue with the banning of *off-road vehicle use, wholesale nurseries, greenhouses and display gardens*.

Growing up I rode motorcycles around our property with my family and learned to drive in the neighbor's golf cart. It is currently proposed that these vehicles can only for personal use. Does that disqualify me from learning to drive on my neighbor's golf cart? If I have my friends over, can they not ride our motorcycles? I think this is a large overstep on the part of the county. Regulations like this are slowly eliminating what teenagers can do, growing up here under the safety and guidance of their parents on personal property. You are eliminating responsible, clean, outdoor fun.

I also worked in the neighbor's decorative garden and had dreams of opening my own greenhouse to supply our neighborhood with flower baskets. Not only did it get me outside, but it got be involved in gardening and floral arrangement. This ban seems entirely unfounded and in complete opposition of true rural character.

Most importantly, as part of the next generation that wants to move back into the area, I hope that this planning commission considers the quality of life that my parents, me, and eventually my children will want to enjoy. My family purchased land in the county to have the freedoms that it currently allows and destroying those rights without evidence or reason or logical thought under the guise of saving "rural" character is distressing.

Sincerely,

Maetja Verbarendse

From: KRYSTA VERBARENDSE
To: [PDS comments](#); [Commissioners](#)
Subject: Comments on proposed "2018 Docket Item P-12: The South Fidalgo Island Rural Residential Map Amendment"
Date: Friday, August 31, 2018 1:55:59 PM

2018 Docket Item P-12: The South Fidalgo Island Rural Residential Map Amendment

August 31, 2018

Dear Planning and Development Services:

I **oppose P-12** and ask that you vote for **Option #1** (*No action alternative*). I want the Comprehensive Plan, Land Use / Zoning Map, and development code to remain the same. My family and I have lived and enjoyed our property for 20-plus years. I don't understand the reasoning behind this rezone and do not want to see this continue to show up on the docket in the future. Further, I think the County's done a really poor job of keeping the taxpayers and the landowners informed throughout the process. It seems that this was only a collaboration between the Planning Department and the Petitioners, not the Community that lives in this zone.

As we have heard repeatedly at the public forums, where's the evidence? Where are all the complaints making these changes necessary? There's a long list of things that are on the petition for the rezone – most of which my neighbors and I enjoy. However, the three most prominent to me are the banning of off-road vehicle use, anaerobic digesters and aviation.

I take issue with the banning of off-road vehicle use for anyone outside of the immediate family. I was raised on 60 acres and our friends came over all the time to race around the property. Much of my mechanical ability came from riding and maintaining bikes. This not only led me down the career path I have now, but it has contributed to the life I have built for myself and my family. Today, it gets our kids and their friends outside, enjoying the outdoors. We've got 6.2 acres, but many other property owners (our friends) have over a 100 acres. So are we allowed to ride on their land? It just seems to defeat the point of living in the county if we cannot enjoy the already approved land uses of our properties.

Another one that I was shocked to see is anaerobic digesters. Small scale anaerobic digester technology is developing rapidly for application for small parcels and individual homes. They have even been featured on the Environmental Protection Agency's (EPA) website for the future in individual septic systems. The pictures that proponents have shown of large anaerobic digesters are completely unrealistic and would not be financially viable for

individuals. But banning anaerobic digesters altogether would eliminate potentially smaller units in the future. There are a lot of aging septic systems in the affected area that don't have the land to update or expand their septic. What happens if these systems fail and you have limited their access to new and beneficial technology? If existing homes don't have a working sewer system, will the County condemn them?

Most of all, the limits on aviation are deeply concerning. I operate a floatplane off Lake Campbell and keep it at my residence. I've had an aircraft there since I purchased the property, so it's something near and dear to my family and I. Further, like all of the San Juan Islands, Lake Campbell has a long history of floatplane use, including use by Naval Air Station Whidbey Island. When I was a young man, that's what urged me to build here. I have built my property and lifestyle around having aircraft accessibility.

This entire proposition seems to be a petitioning minority interest trying to legislate against the majority of the property owners on Fidalgo. They are trying to dictate what we can and cannot do with our land, and it is unacceptable. Over 150 landowners, representing over 1000 acres of affected rural reserve land have contacted my wife and me in OPPOSITION of this rezone and in favor of the Option 1, the NO ACTION alternative.

In conclusion, **I oppose P-12 entirely**. I chose to live in a rural area and have built our lifestyle around the rights I purchased with this property. I plan on living on our property the rest of my life. I plan on having grandkids—and great grandkids—visit our property and enjoy the rural character that we *currently* have now. I urge you to think of the quality of life that this rezone would compromise for me, my neighbors, my Community and the generations to come.

Sincerely,

Steve Verbarendse

6192 Campbell Lake Rd

Anacortes, WA 98221

From: Jeffrey Waldron
To: [PDS comments](#); [Commissioners](#)
Cc: info@familiesforruralfidalgo.com
Subject: Comments on proposed "2018 Docket Item P-12: The South Fidalgo Island Rural Residential Map amendment"
Date: Thursday, August 16, 2018 8:10:06 AM

We are writing to you to express our **opposition** to the proposed changes to zoning changes to the comprehensive plan.

We do not believe this is based on data or science.

We do not believe that this change is necessary to preserve the rural atmosphere of south Fidalgo Island and in fact current zoning restrictions are enough.

This proposal only favors the few and non-land owners who have no investment in South Fidalgo Island.

The intent and purpose of the Growth Management Act is to manage growth and not stop it.

Respectfully,

Jeff and Carol Waldron
4290 Sharpe Rd
Anacortes, WA 98221

360.293.9356
jncwaldo@comcast.net

From: Lorraine Watson
To: [PDS comments](#)
Subject: 2018 Docket of Proposed Policy, Code and Map amendments
Date: Tuesday, August 21, 2018 3:16:51 PM

Board of Commissioners,

RE: PL17-0414: Quaker Cove Ministries

I support the proposal to add pre-existing camps to the current Rural Intermediate zoning.

I am a member of the Quaker Cove Ministries Board of Directors in addition to being the Pastor of North Seattle Friends Church, one of the churches that owns Quaker Cove. Our church has had retreats at the camp for many years. In addition, I have participated in retreats at the camp with other churches.

For me, Quaker Cove is a place of peace and renewal. It is always good to get away from the busyness of our lives and re-sort priorities and find our focus. The main purpose of Quaker Cove is to provide physical space for this kind of reflection and renewal. It has been helpful to me, members of my congregation, and to many other people I've known over the years.

In addition, Quaker Cove is an excellent place for children and youth to be exposed to nature and the incredible beauty found there. Kids spend so much of their lives indoors, that it is a real gift to have a place away from TV, computers, and cell phones, where they can simply be children. Kids need time and guidance to explore the creation around them in safe and creative ways. I applaud Quaker Cove for providing this service.

Quaker Cove has been doing this work for over 80 years and it is my hope that we can continue for the next 80 years. In order to do that in a safe environment, we need the freedom to upgrade and expand cabins to meet current needs of children, youth, and families, as well as our senior citizens. Please add pre-existing camps to the current Rural Intermediate zoning so that will be possible.

Lorraine Watson
13739 15th Ave NE, #B-11
Seattle, WA 98125
206.915.5532
Lorraine@northseattlefriends.org

Lorraine Watson
Lorraine@northseattlefriends.org
13739 15th Ave NE # B-11
SEATTLE, Washington 98125

From: Debbie Weis
To: [PDS comments](#)
Subject: 2018 Docket of Proposed Policy, Code and Map amendments
Date: Tuesday, August 14, 2018 7:49:52 AM

Board of Commissioners,

RE: PL17-0414: Quaker Cove Ministries

I support the proposal to add pre-existing camps to the current Rural Intermediate zoning.

Debbie Weis
weidebb66@gmail.com
1610 Skyline Way
Anacortes, Washington 98221

From: Debbie Weis
To: [PDS comments](#)
Subject: 2018 Docket of Proposed Policy, Code and Map amendments
Date: Monday, August 20, 2018 1:28:38 PM

Board of Commissioners,

RE: PL17-0414: Quaker Cove Ministries

I support the proposal to add pre-existing camps to the current Rural Intermediate zoning.

Debbie Weis
weidebb66@gmail.com
PO Box 1506
Anacortes, Washington 98221

From: Paul Weisz
To: [PDS comments](#)
Subject: 2018 docket item P 12: the south Fidalgo island rural residential map amendment
Date: Wednesday, August 8, 2018 2:13:47 PM

My name is Amy Weisz. I live at 13206 Gibraltar Rd. in Anacortes Washington. I write to you today to express my opposition for the P 12 zoning proposal. Everyone that I know on South Fidalgo island is opposed to this proposed change.

Thank you for your consideration.

Amy Weisz

From: Paul Weisz
To: [PDS comments](#)
Subject: 2018 Docket Item P-12: The South Fidalgo Island Rural Residential Map Amendment
Date: Wednesday, August 8, 2018 12:55:08 PM

My name is Paul Weisz. I reside and 13206 Gibraltar Rd. in Anacortes. I am writing today to go officially on record to let you know that I strongly oppose the proposed P-12 Zoning change. I have not seen any evidence whatsoever that indicates there is anything wrong with the current Zoning and conditional use permitting process. As currently written this proposed change places strict guidelines as to what can now be done on our private property which is a change from the use under which most of us who reside here have purchased our properties. As both a resident and a local Realtor I must stand strongly against this proposed change.

The first line in our Realtor Pledge states that we "pledge ourselves to protect the individual rights of real estate ownership" and at this point I believe this proposal limits and lessens those rights of current property owners.

I want to further state on record that several hundred signs in opposition to this proposal have been stolen twice! Please ask yourselves why, the very few who are for this change feel the need to commit such acts under the cover of darkness. I find this appalling and ask that you consider the motives of those who are trying to silence the majority of residents on South Fidalgo.

Sincerely,

Paul M Weisz ~ Broker
Windermere RE/Anacortes WA

From: Paul Weisz
To: [PDS comments](#)
Subject: 2018 Docket of Proposed Policy, Code and Map amendments
Date: Tuesday, August 14, 2018 12:50:48 PM

Board of Commissioners,

RE: PL17-0414: Quaker Cove Ministries

I support the proposal to add pre-existing camps to the current Rural Intermediate zoning. I live in this neighborhood and find the camp to be an asset to our community at large.

Sincerely,

Paul Weisz

Paul Weisz
paulweisz@windermere.com
13206 Gibraltar Rd
Anacortes , Washington 98221

From: [Vicky Gonzalez](#)
To: [PDS comments](#)
Subject: FW: Comments on proposed "2018 Docket Item P-12: The South Fidalgo Island Rural Residential Map Amendment"
Date: Wednesday, August 22, 2018 3:27:59 PM

Please see email below. Thank you.

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: Paul Weisz <paulweisz@windermere.com>
Sent: Wednesday, August 22, 2018 3:25 PM
To: Commissioners <commissioners@co.skagit.wa.us>
Subject: Comments on proposed "2018 Docket Item P-12: The South Fidalgo Island Rural Residential Map Amendment"

My name is Paul Weisz. I reside and 13206 Gibraltar Rd. in Anacortes. I am writing today to go officially on record to let you know that I strongly oppose the proposed P-12 Zoning change. I have not seen any evidence whatsoever that indicates there is anything wrong with the current Zoning and conditional use permitting process. As currently written this proposed change places strict guidelines as to what can now be done on our private property which is a change from the use under which most of us who reside here have purchased our properties. As both a resident and a local Realtor I must stand strongly against this proposed change. As a former President of the North Puget Sound Association of Realtors, and Board member of the Washington Realtors Association I've been quite active in Government Affairs over the years. I can say that our local government affairs committee as well as our state land use department have looked into this and are willing to take a strong stand in opposition if necessary.

The first line in our Realtor Pledge states that we "pledge ourselves to protect the individual rights of real estate ownership" and at this point I believe this proposal infringes upon, limits and lessens the rights of current property owners. I have several clients in the area very concerned about how this may affect their ability to create space for future generations on their parcels which is why they live out here in the first place. Not to mention the negative financial impact this may have on many of the properties. Why are the boundaries so arbitrary? Why has the "pro P-12" side made it so difficult to provide any input from those with concerns? Why did they balk at requests this past year to share the draft while in progress? In truth, the process seemed anything but transparent. Rural Reserve zoning in my understanding is supposed to limit growth and not stop it. P12 comes very close to stopping it.

I want to further state on record that several hundred yard signs in opposition to this proposal have been stolen twice! (for some, 3 times) Please ask yourselves why, the very few who are for this change feel the need to commit such acts under the cover of darkness. I find this appalling and ask that you consider the motives and tactics of those who are trying to silence the majority of residents

on South Fidalgo.

Thank you all for your time, efforts and wisdom in these matters. You all have a difficult job.

Sincerely,

Paul M Weisz ~ Broker
Windermere RE/Anacortes WA

From: Jennifer Williams
To: [PDS comments](#)
Subject: 2018 Docket of Proposed Policy, Code and Map amendments
Date: Tuesday, August 14, 2018 7:27:23 AM

Board of Commissioners,

RE: PL17-0414: Quaker Cove Ministries

I support the proposal to add pre-existing camps to the current Rural Intermediate zoning.

This camp is an amazing asset to the community.

Jennifer Williams
jen04osu@hotmail.com
1319 37th st
Anacortes, Washington 98221

From: David Wilson
To: [PDS comments](#)
Subject: David Riley Wilson; 5527 Patricia Ln, Anacortes, WA, 98221; 2018 Docket Item P-12: South Fidalgo Island Rural Residential Map Amendment
Date: Sunday, August 19, 2018 10:34:35 AM

Hello,

My name is David Riley Wilson. My wife, Kelsey Wilson, and I own the house and property at 5527 Patricia Ln, Anacortes, WA, 98221. We looked a LONG time in and around Anacortes to find property reasonably close to town that fits our lifestyle. We DO NOT want the zoning to change. We purchased this home and lot specifically for the freedom associated with the current zoning.

Additionally, my parents live a few blocks down the road on H, and my brother and law and sister live right through the woods from us. This is our perfect home....it was an expensive home, and a rare find. Please don't allow that to be ruined for us. Thank you for your consideration.

D. Riley Wilson
360-969-5574

From: [Jo Wolfe](#)
To: [PDS comments](#)
Subject: 2018 Docket Item P-12: The South Fidalgo Island Rural Residential Map Amendment
Date: Friday, August 31, 2018 11:22:51 AM

I am writing on behalf of the Skagit County Historical Society so we can be included in the docket and have the opportunity to participate in further discussion on the matter. The Historical Society owns the historic Rosario Schoolhouse that is located at 4200 Sharpe Lane, Anacortes. Our total property at that location is less than 10 acres. The Schoolhouse is currently not being used for events or activities. This situation could change and we would want to make sure any usage would be allowed under the new land use regulations. Also, if, at some point, we were to sell or transfer the property to another organization or individual, we are concerned about what impact the new regulations would have on that.

Thank you for including us in the communications, and we look forward to learning more about this proposal as it continues through the process.

Jo E. Wolfe

Director
Skagit County Historical Museum
PO Box 818
La Conner, WA 98257
360-466-3365

From: Rosann Wuebbels
To: [PDS comments](#)
Subject: Fw: "2018 Docket Item P-12: The South Fidalgo Island Rural Residential Map Amendment".
Date: Friday, August 17, 2018 8:43:59 AM

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

From: Rosann Wuebbels <rwuebbels@yahoo.com>
To: pdscomments@county.skagit.wa <pdscomments@county.skagit.wa>
Sent: Friday, August 17, 2018, 8:40:26 AM PDT
Subject: "2018 Docket Item P-12: The South Fidalgo Island Rural Residential Map Amendment".

We live in this area and ask that you Please support

SF-RR #4 as the acceptable choice, but only with leaving the "lot coverage limitations for Major Public Uses" at the present 25,000 sq. ft.
You have the ability to pick & choose and can easily recommend #4 without the extravagant lot coverage clause.

Thank You,
Rosann Wuebbels and George Reeves
11134 O ave
anacortes, wa 98221



Virus-free. www.avg.com

From: Megan Wylie
To: [PDS comments](#)
Subject: 2018 Docket of Proposed Policy, Code and Map amendments
Date: Sunday, August 19, 2018 9:27:20 AM

Board of Commissioners,

RE: PL17-0414: Quaker Cove Ministries

I support the proposal to add pre-existing camps to the current Rural Intermediate zoning.

Megan Wylie
meganwylie@yahoo.com
3812 R ave
Anacortes, Washington 98221

RECEIVED
AUG 27 2018
SKAGIT COUNTY
PDS

August 23, 2018

County Commissioners Office
County Commissioners: Lisa Janicki, Ken Dahlstedt, Ron Wesen
1800 Continental Place, Suite 100
Mount Vernon, WA 98273

Subject: 2018 Docket Item P-12: The South Fidalgo Island Rural Residential Map Amendment

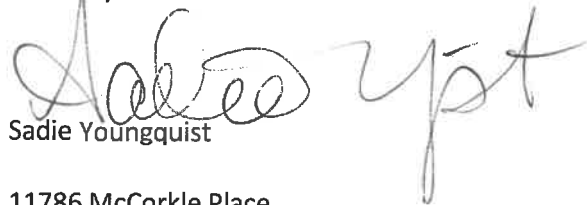
To the Honorable Lisa Janicki, Ken Dahlstedt and Ron Wesen,

I wish to express my concerns and objection to the contemplated zoning Change on South Fidalgo Island from the current Rural Reserve to South Fidalgo Rural Residential. I feel this will be detrimental to the practical use and original intent of growth management on Fidalgo Island.

I was born and raised on Fidalgo Island and I am now raising my own children here. I have seen a lot of change over the years and believe that the current system of case by case administration in regards to the usage of Rural Reserve parcels allows the commissioners and the property owners a greater range of options with sufficient safeguards.

Thank you for your attention on this matter.

Sincerely

A handwritten signature in cursive script, appearing to read "Sadie Youngquist".

Sadie Youngquist

11786 McCorkle Place
Anacortes, Wa 98221

11786 McConkle Place
Anacortes, Wa 98221

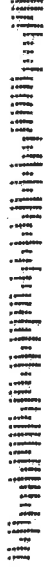
SEATTLE WA 980

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Comments on Proposed 2018 Docket Item P-12
South Fidalgo Island Rural Residential
Map Amendment
Planning and Development Services
1800 Continental Place
Mount Vernon, Wa 98273

98273-562500



From: Margaret and Daja
To: [PDS comments](#)
Subject: 2018 Docket Item P-12: The South Fidalgo Island Rural
Date: Monday, August 20, 2018 6:46:35 PM

I live on Fidalgo Island and I support P-12 - Option 4 , except limit the lot coverage for Major Public Uses to 33,000 sq. ft.

Thank you
Drahomir Zboril

Citizen-Initiated Proposals

Number	Petitioner	Petitioner's Description
Policy and/or Code Amendments		
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.
Comprehensive Plan/Zoning Map Amendments		
PL17-0414	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.

County-Initiated Proposals: 2018 Docket

Comprehensive Plan Policy		
C-1	PDS	Modify Comprehensive Plan Policy 4A-5.6 Modify the subject policy to reflect collaboration between Skagit County and Drainage Districts on plans and policies, including the inclusion of district's capacities through the 2019 – 2024 Capital Facilities Plan update. Incorporate levels of service (LOS) and projected needs of the Drainage Districts within the Non-County Capital Facility element.
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.
C-10	PDS	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."
C-11	PDS	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.
C-12	PDS	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."
C-13	PDS	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.
C-14	PDS	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.
C-15	PDS	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.
C-16	PDS	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.
C-17	PDS	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.
C-18	PDS	Modify Site Assessment Requirements for Liquefaction Hazard Areas Modify SCC 14.24.410(3)(a) regarding liquefaction hazard areas to clarify and change when a site assessment or other mitigation measure is required.
Comprehensive Land Use / Zoning Map Amendments		
P-12	PDS <i>(deferred from 2017 Docket)</i>	South Fidalgo Island Rural Residential Map Amendment Amend the Comprehensive Plan and Zoning designation of approximately 4,736 acres from the Rural Reserve (RRv) to a new zone, the South Fidalgo Island Rural Residential (SF-RR). A new section is proposed in Skagit County Code 14.16 – Zoning to provide bulk and dimensional standards for the new zone. Concurrent amendments

		to the Comprehensive Plan describing the policies and goals of the new zone will also be required.
C-19	PDS	OSRSI Mt. Baker – Snoqualmie Nation Forest Map Amendment Amend the Comprehensive Plan and Zoning designation of 37 privately-owned parcels totaling approximately 2759 acres in the public Open Space of Regional / Statewide Importance (OSRSI), within the boundaries of the Mt. Baker-Snoqualmie National Forest, to the Industrial Forest – Natural Resource Lands (NRL) or another private-property appropriate designation. The amendment will be accompanied by the Mineral Resource Overlay (MRO) based on the designation criteria in Title 14.