

From: katie rowley
To: [PlanningCommissioners](#)
Subject: P-12 South Fidalgo Island Rural Residential Map Amendment
Date: Tuesday, April 17, 2018 11:01:43 AM

Hello- We are Ashley and Katie Rowley and we own a seven acre century-old farm on South Fidalgo Island. We are writing regarding the changes proposed to the zoning of South Fidalgo Island. We would be directly affected by the proposed changes and would like our voices to be heard. We would like the county to allow farming on South Fidalgo Island to continue in order to preserve the beautiful rural character and rich traditions of the area.

We are opposed to any changes to zoning based on the fact that many people have purchased homes and property in this area with the direct knowledge of what the potential uses for that land were. Many of us bought farms and open space land with the intent to use it as designated and are opposed to any changes seeking to eliminate rural uses. Whether it was to fly an airplane or farm or any of the myriad other opportunities this area provides, there are many reasons people sought to live here. To change the potential uses for that land by changing the zoning is unfair and changes the very nature of the what we actually own. Many of the people seeking these changes would not actually be directly affected by the changes they are proposing.

These proposed changes are ostensibly to preserve the rural character of South Fidalgo, but some of the proposed changes will have the opposite effect if enacted as originally proposed.

One of the allowed uses some people have sought to eliminate is the production of farm goods. While allowing “agriculture” to continue, it has been proposed to eliminate the ability to add value to agricultural products. This would mean that you could grow blueberries but not dry them or make jam for sale; raise sheep, but not produce yarn from their wool; grow grains, but not dry or mill them; raise cows, but not bottle their milk or make cheese; raise bees, but not produce honey for sale. This would essentially mean the end of any production of farm products from South Fidalgo.

If these proposed changes were allowed, owners of farm land would need to abandon farming and the open space agriculture designations of their land because they could not produce farm products. Given the growth in the area and the scarcity of land on Fidalgo Island, prohibition of production of local farm goods and elimination of open space agriculture designations would have the undesired effect of transforming any remaining farmland into an upscale suburbia. Without the ability or incentive to farm, those concerned with property value would be encouraged to transform old farm land to new McMansions in order to make the most of their property value. We would find a more suburban landscape, albeit an expensive and exclusive suburbia.

If residents of South Fidalgo are interested in preserving the rural nature of the area, they ought to embrace rural life including farming. In order to keep South Fidalgo open space and farmlands, we must consider how to make it possible for the owners of farmland to preserve their farms. This means that farmers must have a way to deal with unique problems that regular homeowners may not consider or may find undesirable, such as dealing with manure if they have farm animals. Local farmers may need to get some products from somewhere other than Fidalgo Island to combine or aid in the production of quality goods from their own lands. Requiring that all goods come from Fidalgo Island may reduce the success of a farm and may

lead to its demise by tying farmers' hands from keeping their businesses afloat.

Destroying all farming on South Fidalgo would undoubtedly ruin the rural character of the area. The assumed reason to eliminate all farming would be to prevent large-scale commercial farming from occurring, but this is an absurd concern. Large-scale commercial farming would never be a viable business on South Fidalgo Island because land is too expensive and far from any major interstate trucking routes, unlike areas near the I-5 in Mt. Vernon and Burlington.

We do not believe the consequences of the proposed changes were thoroughly considered. We love this beautiful area and are concerned that the rural character and open spaces the proposal professed to be preserving would be destroyed if its proposed changes were enacted. We ask that you do not accept this proposal and allow local farming to continue on South Fidalgo Island.

Thank you for your time,
Ashley and Katie Rowley

5737 Campbell Lake Rd
Anacortes, WA 98221
360-420-4978 (Ashley)
360-941-7959 (Katie)

From: katie rowley
To: [PlanningCommissioners](#)
Subject: Fwd: Fidalgo Zoning P-12 Rowley
Date: Wednesday, April 18, 2018 1:21:04 PM

Hello- this is a copy of an email exchange I had with Roger Robinson, who wrote the petition seeking to change the zoning on South Fidalgo Island. It is in descending order with the earliest emails at the end of the chain. The earliest emails are between us when I contacted him to discuss the matter in January 2018. We spoke on the telephone in February. At that time he relayed to me that he had not intended to eliminate farming and was unaware of the consequences of some of the other proposed changes, such as the idea that some people take off and land their personal small aircraft from their own property. He stated then that his main concern regarding those issues had been "big Ag" and the construction of another airport on Fidalgo Island. The later emails are an exchange after he requested I sign his petition and I reference that phone conversation in my response to him. I thought this could help give insight to differing opinions about this matter. I would like to point out that I would be directly affected by the changes Roger Robinson is seeking, but that he would not be directly affected by these changes, considering that he lives on a residence in a development on Rosario Beach and not on property with the potential for the current uses he is seeking to eliminate. If you have any further questions, please do not hesitate to contact me. Thank you for your time- Katie Rowley

Begin forwarded message:

From: Roger Robinson <rogerarobinson@gmail.com>
Subject: Re: Fidalgo Zoning
Date: March 5, 2018 at 5:36:59 PM PST
To: Katie Rowley <katierowley@gmail.com>

Katie,

Thanks very much. "If" you like this area rural (not commercial & industrial) then you absolutely should like this new zone. All SF-RR is accomplishing is 'keeping things rural and pleasant. One lady said 'I like to drive my garbage up to the road using my ATV, so I can't support this rezone because it takes that right away from me'. Another said, 'I like to have my grand kids come over and run around our 5 acres on our ATV'. SF-RR does not remove those ATV's from personal uses.

Now if someone (one of your neighbors) wants to create an ATV race track, or an automobile race track, they'll be out of luck, as SF-RR removes those uses from South Fidalgo. You keep referring to 'a mistake' we made in our original proposal, regarding the Ag use. There was no mistake. The definition of Ag Processing (I've sent it to you already) is a use that nobody out here wants. Frankly, I doubt you'd want it next door either. Tweaking it to include, "small Fidalgo" Ag is another story. No big deal, as these proposals take time and work - just like any legislation.

That said, "we" have been working to make it a good zone. Had the county "professional" planners and commissioners done it exclusively, you'd be extremely unhappy.

Frankly Katie, you can sign the petition or not. No worries.

All the best,
Roger Robinson
Rosario Beach

On Mon, Mar 5, 2018 at 5:19 PM, Katie Rowley <katierowley@gmail.com>
wrote:

Hi Roger-

You have asked me to sign a petition to change the current zoning in this area by eliminating some of the current uses. Apparently some residents of south Fidalgo either did not ever understand the zoning of their property or have decided that they would now like to change it. I am not one of those people.

I purchased a small farm in a rural reserve area with a century-old history of farming. I knew full well what the zoning of the area is and am not seeking to change the area into something different than what it is.

As you stated, you did not fully understand the ramifications of the changes you proposed in your initial petition to the county. I spoke with county officials and am happy they were able to find some more reasonable approaches to dealing with agriculture in the area than completely eliminating any farming on south Fidalgo. I do not attempt to pretend I fully understand the ramifications of the other changes proposed by this petition, only that there were some changes asked for that would have significantly altered the rural nature of this area. Knowing those ramifications were not considered at the time the petition was originally proposed, I cannot put my name to something that may have further complications not yet understood.

I am not interested in changing this area. I am very interested in preserving its rural beauty and rural nature and would like small farming and other rural uses to continue.

Thank you for your time— Katie Rowley

On Mar 5, 2018, at 3:49 PM, Roger Robinson
<rogerarobinson@gmail.com> wrote:

Katie,
Sorry, but the change to the Ag Processing use was done long before our petition was created.
SF-RR does not create "a ritzy California-style suburb", it only helps protect our property values, rural character and peace of mind. The word Residential was used as an emphasis against commercial / industrial uses - as is the vast majority of South Fidalgo.

All the best,
Roger Robinson
Rosario Beach

On Mon, Mar 5, 2018 at 3:24 PM, Katie Rowley

<katierowley@gmail.com> wrote:

Hi Roger- Thank you for your email, but I don't believe you are responding to the concerns I stated. I have actually read all of the zoning laws regarding my property. I knew exactly what was and what was not allowed on this land before buying it and it did not come as a surprise to me that a farm can also process its farm goods. I find the idea baffling that anyone would purchase land without understanding its zoning or be surprised about the allowed uses on property they own. I chose to purchase a 100-year old farm in a rural reserve area, not a fancy house in an upscale suburb, which is what this petition seems to be trying to create under the guise of rural preservation.

The question of a large commercial facility is unlikely given that land is fairly expensive on south Fidalgo and it is far from a major interstate, unlike Burlington which is right on I-5 and has relatively cheap land. In my opinion, we may as well be discussing whether a ski area should be built here. It makes no logical or business sense.

Elimination of any processing of raw agricultural products on land where agriculture is permitted would eliminate farming from south Fidalgo and any locally grown farm goods. It would mean you can have bees but not jar honey, you can have sheep and not make cheese, you can grow corn but not dry it, grow lettuce and not wash it, you can grow blueberries but not make jam, you can grow grapes but not make wine. It is an overreach in an area with a century-old history of farming.

I cannot put my name to a petition that would have actively eliminated the rural nature it purports to try to preserve. As I stated before, during our previous phone conversation, you said your intention was not to eliminate small processors of local goods like jams and honey. However, that is precisely what that petition, if adopted, would have done. Similarly, you mentioned that the petition had sought to eliminate any private airstrips to prevent commercial use, but had not recognized that it would eliminate the ability for private citizens to use their own property to take off and land in their own small planes, as some have been doing for years. Again, the likelihood of this is extremely small considering this island already has a commercial airstrip and there are unlikely any plots of land large enough, or cheap enough, to make this a viable business.

In the two instances we specifically discussed, you made it very

clear that the results of your petition would not have aligned with your intentions and were not considered during its creation. For this reason, I cannot put my name to the petition. According to what you told me of your intentions when crafting it, the ramifications were not considered.

I purchased an old farm on land in a rural area with a tradition of small-scale farming knowing full well what that means. I am not seeking to change this area into a ritzy California- style suburb. I did not buy land here with the intention of changing it into something different. I would like to keep it rural and cannot put my name to a petition that is actively trying to eliminate its rural nature.

Thank you for your time,
Katie Rowley
Ashley Rowley
PRESERVE RURAL FIDALGO!

On Mar 5, 2018, at 11:24 AM, Roger Robinson
<rogerarobinson@gmail.com> wrote:

Hi Katie,
Thank you for your email. Below is the county's Rural Reserve (RRv) definition of an Ag Processing Facility. You live in the RRv zone. After reading it, I am sure you will understand "why" South Fidalgo neighbors want that category eliminated from South Fidalgo. The new South Fidalgo Rural Residential (SF-RR) zone does this and more.

There is plenty of space in the actual farmlands of Skagit County for those types of operations to set up shop, yet even in the vast spaces of the Skagit Valley farmlands - the farmers have fought the very same use. They too do not want the large buildings, noise and smells from these industrial plants. To understand what these facilities look like, you can view several of them over in Burlington, just off Burlington Blvd. As well as reading the old definition, go "see" what could be built next door to your house on Campbell Lake Road and it won't take long to understand the concerns of all of us old timers out here on the island.

As the RRv definition stands, an Ag Processing Facility (as defined) can be built *anywhere* in RRv without question. That includes next door to you, if the land owners see fit. Your objections, when it

goes into your neighborhood, will not matter. You will have no voice. That's the way it works. That goes for the other odious commercial/industrial uses SF-RR eliminates. Worse yet, an " Ag Processing Facility" is a "permitted use". You and your neighbors will not even get a hearing to argue against it, it's hours of operation, lighting, noise, parking, etc. It's an industrial use.

Here' the present county wide RR Ag Processing Facility definition, that is eliminated in the new SF-RR zone:

Agricultural Processing Facility: a facility which adds value to, refines, or processes raw agricultural goods, including, but not limited to, washing, grading, sizing, drying, extracting, icing, producing ornamental agricultural products, sorting, cutting, pressing, bagging, freezing, canning, packaging, milling, crushing, brining, fermenting, aging, pasteurizing, preserving storage, and bottling. Storage, warehousing, and distributing products in conjunction with the agricultural processing activity occurring on that site shall be allowed.

Here's the new SF-RR definition:

Agricultural Processing Facilities: for agricultural goods that are primarily produced on Fidalgo Island.

You can understand why so many neighbors on lovely South Fidalgo want our own SF-RR zone. After many years of dealing with the county trying to retain South Fidalgo's rural character and island beauty, we know that they typically don't give a hoot about what we have out here. They typically have no concept of protecting our Rural Character and quality of life.

The county wide RRv zone is a one size fits all zone - putting all the odds & ends of uses into the RRv zone. Uses that they can not find a home for anywhere else are stuck in RRv. Skagit County is 110 miles from east to west. What's good for the far east county may not be good for Fidalgo Island, etc. Is it a perfect zone? Probably not, but after working with the commissioners & Planning on it for the last 3+ years, it's 110% better than what we have over our heads right now, and it's a great start. Can it be improved over time? You bet - all it takes is concerned neighbors and a lot of effort.

Hope this helps,

Roger Robinson
Rosario Beach
SAVE SOUTH FIDALGO!

On Fri, Mar 2, 2018 at 7:24 AM, katie rowley

<katierowley@gmail.com> wrote:

Hi Roger- sorry for not getting back to you sooner, I was out of town for the past week.

I don't feel comfortable signing the petition. While I believe it was conceived out of good intentions, I don't think enough thought has been put into the ramifications of proposed changes. The original request to stop allowing agricultural products would have completely eliminated any local farming goods from South Fidalgo and completely changed the future of any local small-scale farming. Both you and the county officials have said that not much thought was given to the outcome of changing the code to disallow farm products and the petition was only considering large-scale commercial endeavors.

I do not have the time to look into all of the possible outcomes for the other proposed changes, but can only assume that there are many other byproducts of this petition that have not been considered. I am also very interested in preserving the rural beauty and nature of South Fidalgo, but am opposed to broad sweeping changes that have not been given much forethought. County planning is a very detailed endeavor where the slightest change in wording can have huge implications for future uses. For this reason, I cannot put my name to the petition.

Thank you for your time- Katie Rowley

On Sat, Feb 24, 2018 at 6:56 PM, Roger Robinson

<rogerarobinson@gmail.com> wrote:

Hi Katie,

I forgot to ask you if you'd sign the South Fidalgo Rural Residential petition when we spoke a few weeks ago. Would you please sign it?

Thanks very much,
Roger Robinson
Rosario Beach

On Wed, Jan 31, 2018 at 8:16 PM, katie rowley
<katierowley@gmail.com> wrote:

Hi Roger- Yes, the wording seems more reasonable. Thanks for taking the time to talk with me tonight. — Katie

On Jan 31, 2018, at 6:58 PM, Roger Robinson
<rogerarobinson@gmail.com> wrote:

Hi Katie,
Nice chatting with you this evening. Thanks for your input and for helping to strengthen the Ag Processing definition for our new SF-RR zone. I found the last email from Stacie, that has the new wording for Ag in the new SF-RR zone. Here's what it says:

(2) Permitted Uses.

(c) Agricultural processing facilities, for agricultural goods that are primarily produced on Fidalgo Island.

(j) Seasonal roadside stands under 300 square feet.

(3) Administrative Special Uses

(n) Seasonal roadside stands over 300 square feet.

The SF-RR proposal does not change any of the wording for Seasonal Stands - I just added them for you to see. The wording changes pertain to (c) only.

Please let me know what you think about the new Ag wording.

All the best,

Roger Robinson

Rosario Beach

On Wed, Jan 31, 2018 at 5:25 PM,
katie rowley

<katierowley@gmail.com> wrote:

Hi Roger- I ended up working
through lunch and didn't get
your message until now. Are
you available to chat this
evening? Thanks-- Katie

On Wed, Jan 31, 2018 at 12:18
PM, Roger Robinson

<rogerarobinson@gmail.com>

wrote:

Hi Katie,
I left you a voice mail.
Please give me a call,
Roger

On Tue, Jan 30, 2018 at 2:14
PM, katie rowley

<katierowley@gmail.com>

wrote:

Absolutely. I work during
the day. The best times to
reach me would be between
12-1 and after 5 pm, if that
works for you. I look
forward to taking with you--
Katie

On Tue, Jan 30, 2018 at
1:39 PM, Roger Robinson

<rogerarobinson@gmail.com> wrote:

Hi Katie,
Thanks for your note. I'd
be glad to chat with you
although I have just had
eye surgery and I'm
feeling a little under the
weather. Can I call you
tomorrow?
Please let me know,
Roger Robinson
Rosario Beach

On Tue, Jan 30, 2018 at 12:36 PM, katie rowley <katierowley@gmail.com>

wrote:

Hi Roger-

My name is Katie Rowley. I own a 7-acre farm on Campbell Lake Rd and would love to speak with you about your proposal for changes to zoning on South Fidalgo. Are you free to chat anytime soon? My # is [360-941-7959](tel:3609417959). Thanks for your time-- Katie

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It's just common sense... "We all do better when we all do better."

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It's just common sense... "We all do better when we all do better."

From: katie rowley
To: [PlanningCommissioners](#)
Subject: Calculations of land ownership of Rural Reserve land on South Fidalgo
Date: Friday, April 20, 2018 11:18:11 AM

Members of the planning commission, please see the below information calculating the land ownership of the people that have submitted information to the Planning Commission regarding the rezoning of Rural Reserve land on South Fidalgo Island.

Of the 699.6 acres accounted for in letters and emails to the county during open comments (March 2- April 6, 2017), owners of **84% (585.07 acres) of land were opposed to changing the zoning** and want to keep Rural Reserve for their land, while owners of **16% (114.53 acres) of land were in favor** of changing the zoning and want to change the zoning of their land.

Of the letters from landowners of Rural Reserve land on South Fidalgo, **59% were opposed to changing the zoning** (34 against change, 24 in favor of change)

Of letters and emails opposed to changing the zoning, 83% of letters were by people that own land in the Rural Reserve land on South Fidalgo, while **17% were from non-owners** or professional organizations. The majority of people writing against changing the zoning are actual landowners of Rural Reserve land on South Fidalgo.

Of letters and emails in favor of changing the zoning, 45% of letters were by people that own Rural Reserve land on South Fidalgo, **while 55% were from non-owners** or professional organizations. The majority of people writing in favor of change are NOT actual landowners of Rural Reserve land on South Fidalgo.

Of the 31 people that **gave testimony** about the proposed changes, **only 17 are owners of Rural Reserve land** on South Fidalgo, while **the other 14 do not own Rural Reserve land** or represent a professional organization.

Of the 34 signatures on the petition presented in November 2015, only **18 (53%) are confirmed owners** of Rural Reserve land on South Fidalgo, while **14 (41%) do not own Rural Reserve land** and 2 signatures are illegible.

Of the 215 signatures on the petition presented Jan 2018, **only 59 persons (27%) own Rural Reserve** land on South Fidalgo **versus 151 persons (70%) that do not own Rural Reserve** land on South Fidalgo Island. There are a remaining 5 names with no land record in Skagit County and cannot be determined. Because their relationship to the land cannot be confirmed (they may be renters, guests, or be associated with a business or trust owning Rural Reserve land), they have not been counted in the totals.

Furthermore, **of those 151 persons confirmed not to own Rural Reserve on South Fidalgo from the Jan 2018 petition, 110 (73%) own Rural Intermediate land.** Rural Intermediate zoning has many of the same uses they are petitioning to be disallowed from Rural Reserve, such as agricultural processing, CaRD development, kennels, as well as more industrial uses such as minor and major utility developments, animal hospitals, fish hatcheries, mortuaries, outdoor recreational facilities, personal wireless services towers, retail nurseries and greenhouses, seasonal worker housing and storage of unlicensed and/ or inoperable vehicles. **Why are so many people with Rural Intermediate land proposing to change Rural Reserve land they do not own, but not asking to change or restrict the same or more industrial uses on their own land?**

The correspondence presented to the Planning Commission by those that own Rural Reserve land on South Fidalgo Island is, overwhelmingly, against changing of the Rural Reserve zoning. The majority of people petitioning for change of the Rural Reserve land do not own land in the Rural Reserve zone and should have no say in the matter, especially in light of the fact that those same people are not

petitioning for removing the same, and more industrial, uses on their own land.

We learned of the proposed zoning changes after comments were closed last year, so our opposition to these changes to our own 7 acres are not included in the tallies we have sent you.

The tallies of letters, emails, testimonies and the Nov 2015 will be sent as a PDF file in a following email due to file size. Also, a copy of the Jan 2018 petition, with confirmation of owners/ non-owners will be sent as a PDF file.

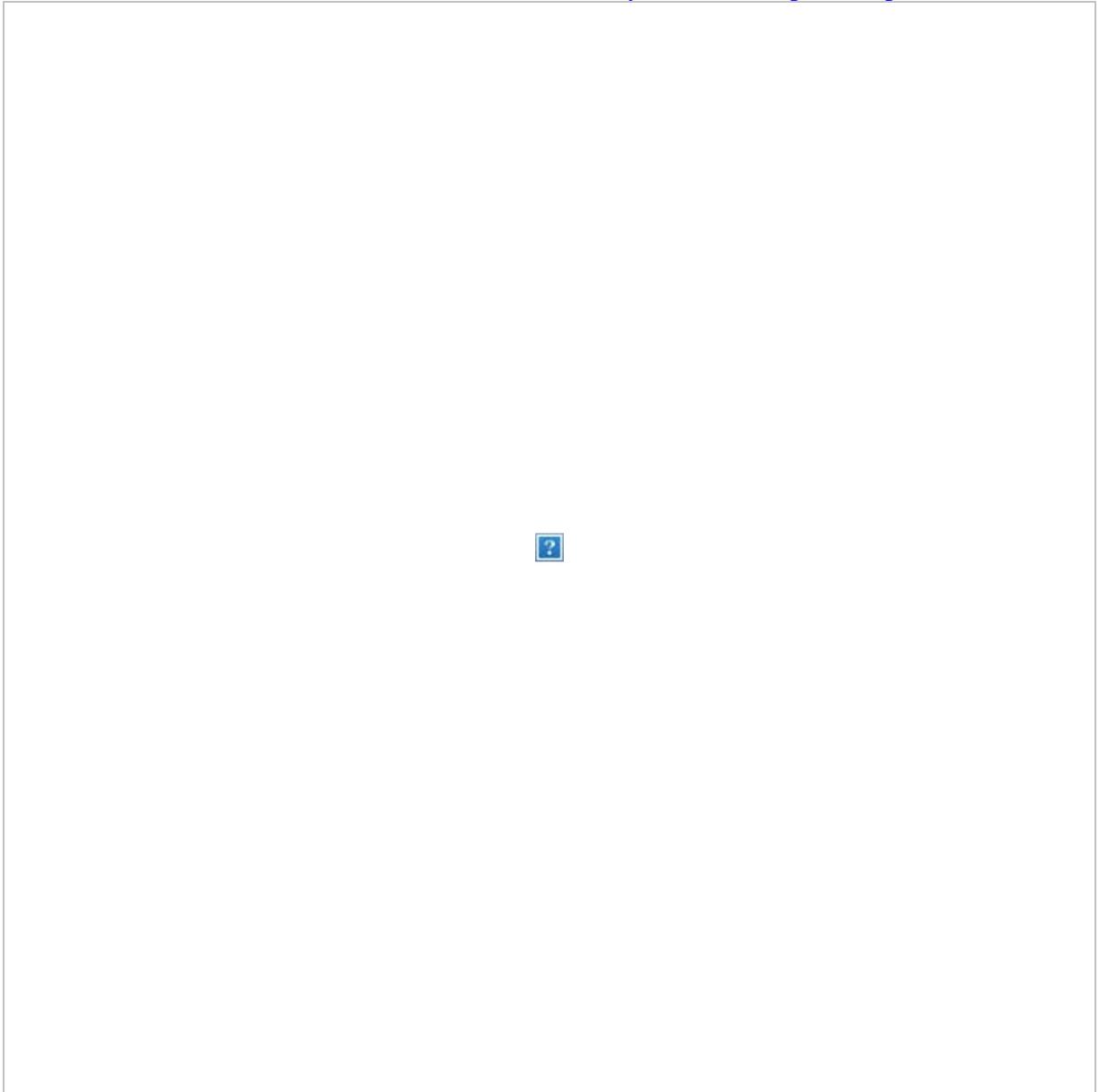
If you have any questions regarding this, please do not hesitate to contact us.

Thank you for your time,
Ashley and Katie Rowley

5737 Campbell Lake Rd.
Anacortes, WA
360-420-4978 (Ashley)
360-941-7959 (Katie)
ashleyrowley@gmail.com
katierowley@gmail.com

From: katie rowley
To: [PlanningCommissioners](#)
Subject: Tallies of letters, emails, petitions, testimonies
Date: Friday, April 20, 2018 11:19:45 AM

[Preview attachment Tallies of letters, emails, testimony and Nov 15 petition.pdf](#)



[Tallies of letters, emails, testimony and Nov 15 petition.pdf](#)
[5 MB](#)

From: Renate Staab-Yankacy
To: [PlanningCommissioners](#)
Subject: Rezoning of South Fidalgo Island
Date: Monday, April 30, 2018 8:12:44 PM

Dear Planning Commission members,

We would like to go on record that we are opposed to zoning changes in South Fidalgo Island.

We own 25 acres on Trafton Lake and have owned this property since 1974 and have lived on the property continuously.

It is a lovely, peaceful life. We enjoy the peace, the quiet and the wildlife, in addition to our neighbor's cattle and the many sheep on a farm nearby.

Fidalgo Island is growing by leaps and bounds . Isn't it lovely to have a section of Fidalgo Island that is rural and peaceful?

We would like this area to stay as is and not have our quality of life changed which would certainly happen when, due to a result of rezoning, more people would move in and more houses would be built.

Thank you for listening

Sincerely,

Renate Staab-Yankacy and Donald Yankacy
13995 Trafton Road
Anacortes, WA 98221
Tel: (360) 293-9218

Sent from [Mail](#) for Windows 10

From: bob cline
To: [PDS comments](#)
Cc: ruralfidalgo@gmail.com
Subject: P-12 South Fidalgo Island Rural Reserve Residential Map Amendment
Date: Tuesday, May 1, 2018 2:48:24 PM

I am Robert H Cline, trustee of the Cline Family Trust which owns 6.3 acres of rural, non-developed land in the proposed amendment change area. I am satisfied with the current designation of Rural Reserve and see no reason to make the proposed changes.

I am not in favor of changing the designation from Rural Reserve.

Thank you.

Bob Cline, Trustee

From: Jack
To: [PlanningCommissioners](#)
Cc: ron@ronwesen.com; RuralFidalgo@gmail.com
Subject: Change of zoning from Rural Reserve to Rural Residential
Date: Sunday, May 6, 2018 11:43:50 AM

Dear Planning Commission:

From: ROG Homestead, LLC

Jack K Gilden, Manager

12761 Similk Bay Rd.

Anacortes, WA. 98221

(Parcels P19748, P19749, P19760)

P-12, New South Fidalago Rural Residential Zone

Our property (P19748, P19749, P19760) has been in the Gilden family for well over 100 years. Elmer & Janie Gilden, Robert O. Gilden, ROG Homestead, LLC (Jack, Ron, Leanne (Ward) Gilden) have all owned or own this land. Please note that the maps I can access via internet seems to “split” our land, part to be included and part not. I do not understand how county could change zoning for a portion of a parcel.

I do believe our property should not be included in this new zoning. This property is presently a “Cut Your Own Christmas Tree” Farm. As I understand new zoning would not allow this. This is restricting use of our property, as is presently used. I also understand that new zoning would provide restrictions that will limit the future use of our property. I do not feel that this is a correct and fair use of governmental power. We are strongly opposed to this proposed change of zoning. From what I can find out, very few people who’s land is presently zoned Rural Reserve have asked for this change, most of driving force seems to be from folks in other zoning. Is this correct?

From a practical stand point, I would say that our three parcels should be excluded from this new zoning, even if the overall zoning change is approved. Our land is surrounded on three sides by A-UD (Anacortes Urban Development) zoning and Reservation Road on east (Reservation Road actually “splits” one of our parcels). As such, our land is different than most of the other land presently zoned Rural Reserve.

Thank you for the ability to respond for this proposed change.

Jack Gilden

Manager, ROG Homestead, LLC.

Letters and Emails Against Change: 611.16 acres (35 RR landowner, plus 7 not owners in RR or correspondence from professional organization)

Andrew and Kamiyo Culbertson- 7.47
Bret Lunsford- 15.79
Brysen and Lisa Bulfinch- 10
Carl Nyburg (Landmark Property Management) - 84.25
Carl, Monica, Elisa, Caleb, Christoph Franssen- 10.7
Charles Trafton- 46.2
Cindi Redding- 15.46
Darby Darrow- 9.72
Darrel Boyes- 10.3
Darrell Palmer- 1.55
David Wallace/ Tracy Smolsnik- 1.5
Donald Berkey- 0.35
Douglass and Rebecca Craig- 1
Erin Hyre- 7.5
Garth and Tammy Gilden- 1.04
Greg Hobson- 4.95
Jeff and Diana Holmes- 15.30
Jeffrey Waldron- 5.29
Jim and Terie Kenote- 0 (mobile home)
John K Dahl- 34.83
Jon Galt Bowman (Bowman Living Trust) - 7.81
Joni and Charles Bulfinch- 16.29
Lawrence D Becker, MD- 58.59
Mark Winfred Harris- 9.9 (RR and RI)
Marsha Flowers- 5.66
Michael J Goodman- 7.85
Pam and William Doddridge- 33.58
Patrick and Lynne Lang- 1
Richard and Diana Johnson- 10.08
Russel D Jeter- 8.91
Samish Indian Nation- 120 acres
Steve and Krysta Verbarensen- 6.09
Steve Kuchin- 9.7
Valerie Aadsen- 6.5 acres
Wilcoxon, David (Pioneer Trails)- 26
~~Adam and April Jones- Rural Intermediate~~
~~Dave Palmer- Rural Intermediate~~
~~Howard Gulley- Small Scale Business Zone~~
~~Matt Redding (Son of property owners)~~
~~Seaplane Pilots Association- Professional Organization~~
~~Warren Hendrickson (Aircraft Owners and Pilots Association)- Professional Organization~~
~~Will Moffitt- Rural Intermediate~~

Letters and Emails in Favor of Change: 98.74 acres (22 RR Landowners, 29 not owners or correspondence from a professional organization)

Allen Jett- 2.13
Carmen Spofford + Bruce Wick- 3.8

Charles Davis- 5
Dead Reckoning (Joseph Conner)- 0.47
Dolores Thomson- 0.39 (RR and RI)
George Reeves, Rosann Wuebbels- 1.45
Jack Dixon- 5
Julian and Jean Lee- 3.42
Kathryn Alexandra- 2.5
Kevin and Dennis Montgomery-Dubin- 5.55
Mark and Allison Miller- 4.55
Mark and Margaret Leopold- 4.55
Mark Lundsten and Teru - 10.06
Mark Lyons- 6.13
Mieke Gael- 2.47
Mike and Dana Webb- 6.5
Neil Carlberg- 2.5
Patty Wassen and Bob Shelley- 10.7
Paul Stricker- 10
Randy and Cyndi Walters- 5.83
Roger Robinson- 0.74
Sheila Prichett- 5
~~Andrea Finley- Lopez Island~~
~~Arlene French- Anacortes~~
~~Arlene Wechezak- Rural Intermediate~~
~~Barry Schaeffer- Anacortes~~
~~Bergner, Rich- Not landowner? 15515 Yokeko owned by Michael and Lynn Garvey~~
~~Carol Ehlers- Rural Intermediate~~
~~Donald P Nielsen- Rural Intermediate~~
~~Ed Gastellum- Rural Intermediate~~
~~Eugene Kiver- Anacortes~~
~~Evergreen Islands- Professional Organization~~
~~Harold and Carol Harrington- Rural Intermediate~~
~~James Whitefield- Rural Intermediate~~
~~Jim and Patty McClane- Rural Intermediate~~
~~Jim Laurel (Seaview Homeowners Association representing 24 homes)- Rural Intermediate~~
~~John Sommes Mickelwaite- Rural Intermediate~~
~~Julia Hurd- Alger, WA~~
~~Keith and Barbara Bracht - Rural Intermediate~~
~~Lawrence Gilman- Rural Intermediate~~
~~Mary and Steve Purcer- Rural Intermediate~~
~~Maureen Scheetz- Anacortes~~
~~Michael Daley- Rural Intermediate~~
~~Paul and Laurie Sherman- Rural Intermediate~~
~~Philip Madden- rural Intermediate~~
~~Rick Machin- Rural Intermediate~~
~~Roberta Hutton- Rural Intermediate~~
~~Roger and Diane Severson- Rural Intermediate~~
~~Suzanna Dentel- Rural Intermediate~~
~~Thomas Conroy- Rural Intermediate~~
~~William and Holly Dietrich- Rural Intermediate~~

Unclear for or Against:

~~Martin Laumbattus- Anacortes (For restriction of “commercial”, against “restricting personal”)~~

Testimony Regarding Proposed Changes: (17 RR landowners, 14 not RR landowners/
professional organizations)

Allen Jett
Andy Culbertson
Bill Redding
Bret Lunsford
Chuck Bulfinch
David Pearson
David Wallace
David Wilcoxon
Jan Robinson
Joni Bulfinch
Konrad Kurp
Lawrence Becker
Michael Price
Michele Fremont
Roger Robinson
Sharon Price
Sheila Pritchett
~~Carol Ehlers- Rural Intermediate~~
~~Diana Rollo- Rural Intermediate~~
~~Harold Harrington- Rural Intermediate~~
~~Howard Gully- Small Scale Business~~
~~Julia Hurd- Alger, WA~~
~~Keith and Barbara Bracht- Rural Intermediate~~
~~Mary Rose- Anacortes~~
~~Michael Daley- Rural Intermediate~~
~~Richard Bergner- Rural Intermediate~~
~~Thomas Conroy- Rural Intermediate~~
~~Tom Carson- Rural Intermediate~~
~~Tom Glade- Professional Organization~~
~~Willard Aldridge- Rural Intermediate~~
Roger Pierce- unknown, no record

November 2015 Petition: (34 signatures, 18 own RR land, 14 do not own RR land, 2 illegible)

Saul Spiro
Allen/ Kathleen Jett
Roger Robinson/ Jan Robinson
Don/ B Caldwell
Dana Webb
Steve Demoupolis
Cynthia/ Randall Walters
Ron Wolfe
Kathryn Alexandra
James Davis
Kevin and Dennis Duban-Montgomery
Mary Lyons/ Patric Lyons
~~Tom Carson- Rural Intermediate~~
~~Carol Taylor- Rural Intermediate~~
~~Brad Walters/ Kendra Walters- Rural Intermediate~~
~~Paul Turner- Rural Intermediate~~
~~Paul Sherman- Rural Intermediate~~

Ruth Backlund-Rural Intermediate
Paul Sherman (signed twice)/ Laurie Sherman-Rural Intermediate
Ron Hoffstodt-No Record other than Mt Vernon and La Conner
Elisabeth Vecchione-No Record
Suzanna Dentel-Rural Intermediate
Richard Machin-Rural Intermediate
Harold Harrington-Rural Intermediate
Illegible:
M Carey?
Rob Weber?

Save South Fidalgo			
Petition Drive: P-12 Docketing and Approval			
As of 01/16/2018			
Line #	Last Name	Full Name	Neighborhood
46	DITG	Marilyn W. Datz	X Ave
47	Dietrich	William Dietrich	Marine Drive
48	Dietrich	Judy Dietrich	Marine Drive
49	Dixon	Jack E. Dixon	Deer Lane
50	Dixon	Midge Dixon	Deer Lane
51	Doll	Robert Doll	8th St
52	Doll	Andrew Doll	8th St
53	Dresen	Beverly Dresen	Central Ave
54	Dresen	Karl Dresen	Central Ave
55	Eckhardt	Kurt Eckhardt	Taggart Quarry Rd
56	Eckhardt	Sharon Eckhardt	Taggart Quarry Rd
57	Ehlers	Eileen Ehlers	Windrose Ln
58	Elmer	William Elmer	Sunset Ln
59	Elmer	Kathleen Elmer	Sunset Ln
60	Finn	Janice Finn	Sharpe Rd
61	Finn	Paul Finn	Sharpe Rd
62	Foerster	Judith A. Foerster	Deception Rd
63	France	Patricia France	Madrone Drive
64	Franklin	Robert A. Franklin	9th St
65	Fremont	Fremont, Michele	Cottage Ln
66	French	Arlene French	8th St
67	French	William French	8th St
68	Gastelum	Carolyn Gastelum	Ashley Pl
69	Gastelum	Ed Gastelum	Ashley Pl
70	Gilman	Lawrence Gilman	Wildwood Ln
71	Gilman	Cheryl Gilman	Wildwood Ln
72	Glade	Tom Glade	Mansfield Ct
73	Glade	Kay Glade	Deer Lane
74	Gustafson	Eric Gustafson	Harbor Pl
75	Hart	Jay Hart	Bla Point Rd
76	Harrington	Harold Harrington	Ginette Rd
77	Harrington	Carol Harrington	Ginette Rd
78	Havens	Carol Havens	Deception Rd
79	Hawken	Gray Hawken	Campbell Lake Road
80	Hawken	Carolyn Hawken	Campbell Lake Road
81	Hawken	Kate R. Hawken	Campbell Lake Road
82	Hickey	Jan Hickey	Big Point Rd
83	Hettich	George Hettich	Rosario Rd
84	Hettich	Laura Hettich	Rosario Rd
85	Houppermans	Wm Houppermans	X Ave
86	Houppermans	Yvonne Houppermans	X Ave
87	Howell	John Crawford Howell	Sundown Ct
88	Huber	Karen Huber	Big Point Rd
89	Muffstadt	Ron Heffstadt	Reseris Crest Ln
90	Horn	John L. Horn	Coronado Drive

Davis?

No Record

Katharine?

No Record

No Record

No Record

No Record

Amesbury

R1

R1

5.00

Amesbury

Amesbury

R1

R1

35

R1

R1

R1

R1

R1

R1

R1

5.65 + 4.65

Amesbury

Amesbury

R1

R1

R1

R1

Amesbury
3 (Katharine?)

R1

0.28 R1

R1

R1

R1 (Straw)

R1

R1

2.5

R1

Amesbury

Amesbury

Amesbury

R1

R1 Save South Fidalgo

P-12 Petition Signatures

Save South Fidalgo			
Petition Drive: P-12 Docketing and Approval			
As of 01/16/2018			
Line #	Last Name	Full Name	Neighborhood
91	Isant	Linda B. Isant	Coronado Drive
92	Hutton	Roberta Hutton	O Ave
93	Isaacson	Shirley Grigley Isaacson	O Ave
94	Jett	Allen M. Jett	Rosario Crest Ln
95	Jett	Kathleen Jett	Rosario Crest Ln
96	Jewett	Roger Jewett	Cove Ct
97	Johansen	Jeanette Johansen	Deer Lane
98	Johnson	Salvador M JOHNSON	Gibraltar Rd
99	Kerth	Julie Kerth	Harbor Pl
100	Kiver	Eugene Kiver	Tyler Way
101	Kiver	Barbara Kiver	Tyler Way
102	Knapp	DORIS & JICKIE KNAPP	Bay Ln
103	Kurp	Herta Kurp	Salmon Beach Rd
104	Kurp	Konrad Kurp	Salmon Beach Rd
105	Lancaster	Robert Lancaster	Str Point Rd
106	Lancaster	Christy Lancaster	Str Point Rd
107	Larsen	Neil Larsen	38th St
108	Lalandresse	Philip A. Lalandresse	Str Point Rd
109	Lalandresse	Susan B. Lalandresse	Str Point Rd
110	Laurel	James McLaurel	Bay Ln
111	Laurel	Sharon Laurel	Bay Ln
112	Lavender	Brenda Lavender	Mansfield Ct
113	LeBaron	Paul LeBaron	Bay St
114	Lee	Julian Lee	Rosario Crest Ln
115	Lee	Jean Lee	Rosario Crest Ln
116	Lundsten	Mark Lundsten	Taggart Quarry Rd
117	Lundsten	Tena Lundsten	Taggart Quarry Rd
118	Lyons	Patrick M. Lyons	Sharpe Rd
119	Lyons	Mary D. Lyons	Sharpe Rd
120	Mackin	Richard Mackin	Edith Point Rd
121	Martin	Deborah Martin	Dew Lane
122	Martin	Pyman Martin	Roadview Dr
123	Mathews	Cathin Mathews	Sunset Ln
124	McClane	James D. McClane	Deception Rd
125	McClane	Fabrice McClane	Deception Rd
126	McCool	Jerry McCool	Cottage Ln
127	McEachern	Michelle McEachern	Clark Point Rd
128	McNeil	Victoria McNeil	15th St
129	Mickelwait	Terri Michelle Mickelwait	Cove Ct
130	Mickelwait	Fannala Mickelwait	Cove Ct
131	Milenaar	Wima Milenaar	Bakerview Ct
132	Milenaar	Richard Milenaar	Bakerview Ct
133	Miller	Mark Miller	Buttram Ln
134	Miller	Alison Miller	Buttram Ln
135	Montgomery-Dub	Kevin Montgomery	Str Point

RI
 RI
 RI
) .01'03'.63 + 1.18 + 2.1
 (2.13)
 RI
 S. Area
 RI
 RI
 Anacostis
 Anacostis
 RI
) 2.74 + .1 + .98 .39
 RI
 RI
 Anacostis
 RI
 RI
 RI
 RI
) 1. + .75 + 8.4
 Anacostis
) 2.55 + 0.99
) 10.06 (2.5 RI)
) 6.01
 RI
 RI
 Anacostis
 RI
 RI
 RI
) 4.59
 Save South Fidalgo
 Petition Signatures

No Record ←

No Record

No Record

No Record

YES

OK

30 (20)
R1

Save South Fidalgo			
Petition Drive: P-12 Docketing and Approval			
As of 01/16/2018			
Line #	Last Name	Full Name	Neighborhood
136	Montgomery-Dub	Deirdre Montgomery Duban	Big Point
137	Montgomery-Dub	Chelsea Montgomery Duban	Big Point
138	Seelig	Mark Seelig	Big Point
139	Moore	Jackie	Ginette Rd
140	Morrill	Ken Morrill	Rosario Beach
141	Morrill	Susan Morrill	Rosario Beach
142	Mount	Gregory Mount	Sundown Ct
143	Nebuloni	Francesca Nebuloni	O Ave
144	Norris	Zackary B	Campbell Lake Road
145	Ohearn	Patrick Ohearn	Road Dr
146	Ohearn	Carol Ohearn	Post Dr
147	Olsen	Steve Olsen	Shapel Ln
148	Orsini	Virginia C Orsini	Guemes
149	Orsini	Stephen Orsini	Guemes
150	Ostlund	Jon E Ostlund	Big Point Rd
151	Ostlund	Leslie P Ostlund	Big Point Rd
152	Parker	Frank Parker	Sunset Ln
153	Parker	Dinah Parker	Sunset Ln
154	Pearce	Roger Pearce	Big Point Rd
155	Pearce	Jane Pearce	Big Point Rd
156	Pearson	Pearson, David	Deer Lane
157	Petersen	Scott W. Peterson	Thompson Rd
158	Peterson	Rush Peterson	32nd St
159	Power	Don Power	Beech Way
160	Pritchett	Pritchett, Sheila	Deer Lane
161	Prunty	Katherine M. Prunty	Madrona Drive
162	Purcer	Purcer, Steve & Mary Campbell	Joni Lane
163	Ramsay	Ray D. Ramsay	Seaward Ln
164	Rasmussen	Glen Rasmussen	Gibbeter Dr
165	Raymond	Marlene Raymond	Deer Lane
166	Raymond	John R. Raymond	Deer Lane
167	Reeves	George Reeves	O Ave
168	Ridgeway	Nancy Ridgeway	8th St
169	Ridgeway	David Ridgeway	8th St
170	Rieger	Erin Rieger	Deer Lane
171	Rieger	Rob Rieger	Deer Lane
172	Robinson	Jan Robinson	Rosario Beach
173	Robinson	Roger Robinson	Rosario Beach
174	Rojas	Margaret Rojas	Ashley Pl
175	Salcedo	Genine Salcedo	Kingsway
176	Santangelo	Patricia P Santangelo	M Ave
177	Scheetz	Scheetz, Meureen	10th St
178	Schlegel	Theresa Maria Schlegel	Donnell Rd
179	Schlegel	Jay Schlegel	Donnell Rd
180	Schwarck	Jenny Schwarck	Deer Lane

YES OR YES OK
No Petition
No Petition

OK 1421
David
CFTT

69 + 03

Accepted
Accepted

No Petition

R1

R1

R1

Guemes/Al
Guemes/Al

R1

R1

R1

R1

R1

R1

5 = 1.52 + 1.27 + 1.52 + 1.52
6.74 = 2.04 + 4.08 + 0.7
+ 1.52 + 0.76 + 0.7
+ 1.52

Accepted

R1

No Petition

R1

R1

R1

R1

R1

R1

R1

8th St - Accepted

R1

R1

R1

R1

Accepted / Bow

Accepted

R1

R1

5 Save South Fidalgo
P-12 Petition Signatures

From: Jack
To: ["Katie Rowley": PlanningCommissioners](#)
Subject: RE: Rural Reserve
Date: Tuesday, May 8, 2018 7:57:01 AM

Katie,

Thank you!!

Even though our land is not impacted by the proposed change, please include our name in the listing of folks against this proposed change.

I find it interesting that folks wanting change that are presently zoned rural reserve total less than 100 acres vs. folks against change total more than 600 acres. Is this the tail wagging the dog??

Thank you

Jack Gilden

From: Katie Rowley <ruralfidalgo@gmail.com>
Sent: Tuesday, May 8, 2018 12:57 AM
To: Jack <jkgilden@comcast.net>; planningcommission@co.skagit.wa.us
Subject: Re: Rural Reserve

Hi Jack- I have attached the tallies of the letters, emails, testimonies and petitions that were presented to the County from September 2015 to Jan 2018 that are available on the County website. I checked all of the names for property ownership, zoning and acreage in Skagit County iMap. I submitted all of these tallies, along with the statistics fact sheet we sent out in the letter to our neighbors. Stacie and the other planning commissioners should be fully aware that the majority of people responding to their request for comments were opposed to zoning changes, and that the majority of people requesting changes of Rural Reserve land on south Fidalgo do not own Rural Reserve land on south Fidalgo. Just wanted to be sure you had the facts. Take care-- Katie

On Mon, May 7, 2018 at 9:22 AM, Katie Rowley <ruralfidalgo@gmail.com> wrote:

Hi Jack- thanks for the update. I'm happy for you that your land will not be affected. For those of us whose land will be affected, against our wishes, we hope that you would support us in our efforts to keep this change from occurring. Thanks for your time-- Katie

On Mon, May 7, 2018 at 8:58 AM, Jack <jkgilden@comcast.net> wrote:

Katie,

Please see attached information that I received from Ron Wesen this morning.

From this information, it seems that our land is NOT part of area looking for zoning changes.

Please let me know if we can assist you.

Thanks

Jack Gilden

From: Katie Rowley <ruralfidalgo@gmail.com>

Sent: Monday, May 7, 2018 11:04 AM

To: Jack <jkgilden@comcast.net>

Subject: Re: Rural Reserve

Hi Jack-

I wanted to let you know that some neighbors will be meeting to talk about the upcoming zoning changes and how to get the word out about them. We will be meeting at Steve and Krysta Verbarendse's home at 6192 Campbell Lake Rd on Tuesday, May 8 @ 6:30 pm. Krysta's number is 360-914-7688 if you would like to contact her about it. You can also reach me on my cell at 360-941-7959 or my husband, Ashley, at 360-420-4978 if you had any questions for us.

Also, the next county meeting is May 15th at the Skagit County Planning Commission offices at 1800 Continental Pl in Mt Vernon at 6 pm. Thanks-- Katie

On Mon, Apr 30, 2018 at 10:06 AM, Katie Rowley <ruralfidalgo@gmail.com> wrote:

Hi Jack-

Thanks for your email regarding the zoning changes. We will certainly add your name to the list of people opposed to any changes. We are also opposed to any changes as we are in the process of restoring a 100-year old farm and wish to continue the rural farming that has been part of the Campbell Lake area for over a century. You are correct that only 27% of the people that signed the petition in favor of this change actually own Rural Reserve land, and many of them are on smaller lots that would not be affected. Interestingly, the majority of people signing that petition own Rural Intermediate land, which has many of the same uses. Those people are not asking for their own zoning to change, only Rural Reserve land.

The County has canceled their meeting on May 1st. The next meeting will be on May 15th at 6 pm if you are able to attend that one. Regardless of whether or not you can attend the meeting, it would be helpful if you contacted the County at planningcommission@co.skagit.wa.us to let them know who you are, that you are opposed to the changes, and why you are opposed to the changes. We spoke with our County Commissioner, Ron Wesen (ron@ronwesen.com) this past Friday and he stated he is very interested in hearing from the people that own the land, what they think and why they feel this way- whether it's to preserve farming, to protect their tax designation, to continue with a family home they'd hoped to build for children, or simply that

they don't want their zoning change and feel railroaded. Regardless of the reason, they want to know. The more people you can write that letter to, the more our voice will be heard. There will be an open comment period and we can update you as to when that will be if you are not signed up for email alerts with the County. If you have any questions, please do not hesitate to contact me or my husband at any time. Take care- Katie

Katie Rowley- 360-941-7959

Ashley Rowley- 360-420-4978

On Sat, Apr 28, 2018 at 12:38 PM, Jack <jkgilden@comcast.net> wrote:

Ashley and Katie Rowley,

Thank you for your letter. Please add my name to your petition against the change in zoning.

We commented last year against this and sent in our comments about 2 days early via e-mail. For some unknown reason our e-mail was not "delivered" until a few hours after comments were due.

We strongly feel that our zoning can not be changed without our requesting it to be changed. I would like to know who has requested this change. My "gut feeling" is this is something being done by folks not effected by zoning change in their believe that their "style" of living enjoyment would be effected by our potential use of our land as currently zoned.

Our land has been in our family for over a 100 years and someone else is now trying to tell us what we can do with our land!! I and the rest of our family does not like this. Due to shortness of time and distance none of us can be there to speak Tuesday evening.

Please speak for us.

We are against this change in zoning and seen no reason for the change. Has there been any reason for the change given?

Please let us know what we can do to help. My feeling is if this zoning is approved that those of us that have been deprived of our use of land should begin to seek out our other resources. Again, let us know what we can do to help.

Jack Gilden
Manager, ROG Homestead, LLC

(ROG Homestead stands for Robert O. Gilden Homestead, our father who was the youngest son (and last living member) of his family who were the original homesteaders of

| | | | this land).

From: Krysta Verbarendse
To: [PlanningCommissioners](#)
Subject: NO to P-12 SFRR Rezoning
Date: Wednesday, May 23, 2018 2:33:02 PM
Importance: High

Good Afternoon, Planning Commission.

I saw the article this morning in the Anacortes American showing some major restrictions proposed for my property located in South Fidalgo with the resurgence of the P-12 SFRR Rezone.

As many of you are aware, these zoning changes were proposed last year, and according to public comments **Opposed** by the majority of the people that actually own Rural Reserve property on South Fidalgo. Now, Again, the County is proposing a rezone based on a minority petition signed by many that don't own property in the Rural Reserve. The article goes on to say that "*Save South Fidalgo petition organizer Roger Robinson is working with the planning department on the changes.*"

Continued with his narrow view commenting that "*So far we've been lucky none of those odious uses have tried to move onto the island*". Are you kidding me? Since when is rural living (farming and ag, animal clinics and kennels, use of off-road vehicles, and display gardens) considered "odious"?

Is the Planning Commission listening to any other points of view? Has the Planning Commission looked at each of the new restrictions and considered if they are even a problem? Are there any complaints to any of these legal uses? Don't we enough have rules, regulations, and (if required) permitting procedures already in place should property owners choose to act on any of these?

Changes that restrict our current zoning will greatly diminish the value and use of our properties as well as our sense of community and our way of life on South Fidalgo. The Rezone proposal will not Save South Fidalgo, but ruin all that we have come to love and enjoy about it.

Please advise as to when the Property Owners will be advised as to ANY CHANGES with regard to our zoning.

Sincerely,

Krysta Verbarendse

6192 Campbell Lake Road
Anacortes, WA 98221
360-299-3873

From: Nichelle Gilcrease-Wolfe
To: [PlanningCommissioners](#)
Subject: South Fidalgo: SF-Rural Reserve zoning should remain as is!
Date: Wednesday, May 23, 2018 4:22:06 PM

Good Afternoon! My name is Nichelle Gilcrease and I'm the proud owner of 16.62 acres, on Rosario Road. At the time of purchase (2003) and at present, this property was zoned SF-Rural Reserve. We have always enjoyed this beautiful, rural piece of property and the present zoning of it, while consistently and promptly paying our property taxes. The thought of having more restricted property rights and far less freedom to use our property is troubling and unacceptable, especially when 87% of South Fidalgo Islands property owners are pleased with the current SF-Rural Reserve zoning. In addition, according to our research, the overwhelming majority of those South Fidalgo residents, who are in favor of changing the present zoning to SF-Rural Residential, do not own the majority of privately owned South Fidalgo land. However, the majority of land is owned by those opposing any zoning changes.

Sent from my iPhone

From: Magdalen Baldassano
To: [PlanningCommissioners](#)
Cc: [Amy Weisz](#); [Andy Culbertson \(andy@culbertsonmarine.com\)](#); [Ann Bowman - Lake Campb](#); [Bill Doddridge \(bill@jewelryexchange.com\)](#); [Bill Redding](#); [Brenda Cornett \(Bscornett@hotmail.com\)](#); [Bryan Seman](#); [Carl Franssen](#); [Darrin & Barbara Hoy](#); [Dave Crawford \(wadianc@comcast.net\)](#); [Don & Diane Smith](#); [Don & Renate Yankacy](#); [Don and Kathy Douglas \(catanddan@gmail.com\)](#); [Dr. Larry Becker](#); [Hans Munich \(Flyyca@gmail.com\)](#); [Jack Gilden](#); [Jeff & Linda Hendricks \(jeff@alyeska.com\)](#); [Jerrel Barto](#); [John & Audrey Scragg](#); [John and Susan Freeto](#); [John Dahl](#); [John Flowers](#); [Kamiyo Culbertson](#); [Katie Rowley \(ruralfidalgo@gmail.com\)](#); [Kirk & Michele Mikkelborg](#); [Leonard](#); [Mark & Peggy Leopold](#); [Mark & Sheeri Tibbles](#); [Marsha Flowers \(marshaflores@wavecable.com\)](#); [Nathan Lowman \(nlowman25@gmail.com\)](#); [Nichelle Gilcrease](#); [Pam Doddridge \(pam_doddridge@gmail.com\)](#); [Pat & Lynne Lang \(DrLynne@hughes.net\)](#); [Paul Weisz](#); [Richard & Doreen Gillette](#); [Robert Cline](#); [Russ Jeter \(RussJeter@WaveCable.Com\)](#); [Scott Linn \(scott@sklconstruction.com\)](#); [Steve Verbarendse \(steve@srvconstruction.com\)](#); [Teri Kenote \(Teriek@Comcast.Net\)](#); [Vance & Amy Lindor](#); [Krysta Verbarendse](#)
Subject: Anacortes American re: South Fidalgo
Date: Wednesday, May 23, 2018 5:52:07 PM

Dear Planning Commission,

To say we were appalled and dismayed by the article regarding the restrictions proposed for landowners on South Fidalgo in the Anacortes American today is an understatement. Many of the proposed restrictions conflict with the very reason we and others moved to South Fidalgo. Additionally, these proposals are the result of minority opinion, as public comments by the majority of home/land owners on South Fidalgo **OPPOSE** the changes. Why is it that the petition organizer, Roger Robinson, is working with the planning department to make changes in an area where he does not reside? Doesn't the planning commission find that an egregious inequality of rights infringement? Furthermore, his opinion regarding "odious uses" is contrarian to the very reason many live in the county. His contradictions leave me to assume that he is strong arming his will and opinion because there is an opportunity for him to benefit from the changes versus being motivated by what is best for South Fidalgo and its residence, both human and animal. These duplicitous ways teeter on Machiavellianism.

As for the "fragile, single-source aquifer on Fidalgo Island" being overused, only 2 CaRDs were put into play in 10 years! This followed by the clarification that Roger would "not remove people's rights to drive around their property on their four-wheelers, land their planes on Campbell Lake or affect any existing commercial business in the zone" is insulting. Why should any of us need the blessing of Roger to retain and continue our current rights regrading our land and community?

Dictatorship is defined as the minority rule for the rights of the majority and I am beyond aghast that Skagit County is even entertaining these changes without recognizing and respecting the obvious, majority opinion to the contrary.

Please advise when and how home/land owners will be notified of zoning changes and as to when the public hearing will be held? We have a voice that needs to be heard since we actually live on South Fidalgo Island.

Sincerely,
Magdalen Baldassano and Leonard Johnson
5617 Campbell Lake Rd
Anacortes

From: Krysta Verbarendse
To: [Magdalen Baldassano](#)
Cc: [PlanningCommissioners](#); [Amy Weisz](#); [andy@culbertsonmarine.com](#); [Ann Bowman - Lake Campb](#); [bill@jewelryexchange.com](#); [Bill Redding](#); [Bscornett@hotmail.com](#); [Bryan Seman](#); [Carl Franssen](#); [Darrin & Barbara Hoy](#); [wadianc@comcast.net](#); [Don & Diane Smith](#); [Don & Renate Yankacy](#); [catanddan@gmail.com](#); [Dr. Larry Becker](#); [Flyyca@gmail.com](#); [Jack Gilden](#); [jeff@alyeska.com](#); [Jerrel Barto](#); [John & Audrey Scragg](#); [John and Susan Freeto](#); [John Dahl](#); [John Flowers](#); [Kamiyo Culbertson](#); [ruralfidalgo@gmail.com](#); [Kirk & Michele Mikkelborg](#); [Leonard](#); [Mark & Peggy Leopold](#); [Mark & Sheeri Tibbles](#); [marshflowers@wavecable.com](#); [nlowman25@gmail.com](#); [Nichelle Gilcrease](#); [pam.doddridge@gmail.com](#); [DrLynne@hughes.net](#); [Paul Weisz](#); [Richard & Doreen Gilette](#); [Robert Cline](#); [Russ Jeter \(RussJeter@WaveCable.Com\)](#); [scott@sklconstruction.com](#); [steve@srvconstruction.com](#); [Teri Kenote \(Teriek@Comcast.Net\)](#); [Vance & Amy Lindor](#)
Subject: Re: Anacortes American re: South Fidalgo
Date: Wednesday, May 23, 2018 6:11:16 PM

Great letter.

Quick clarification: Roger lives on .7 acres in our Rural Reserve zoning. However when he requested signatures on the petition, Most of the signers did Not live here.

Krysta

Sent from my iPhone

On May 23, 2018, at 5:52 PM, Magdalen Baldassano <mmactg@gmail.com> wrote:

Dear Planning Commission,

To say we were appalled and dismayed by the article regarding the restrictions proposed for landowners on South Fidalgo in the Anacortes American today is an understatement. Many of the proposed restrictions conflict with the very reason we and others moved to South Fidalgo. Additionally, these proposals are the result of minority opinion, as public comments by the majority of home/land owners on South Fidalgo **OPPOSE** the changes. Why is it that the petition organizer, Roger Robinson, is working with the planning department to make changes in an area where he does not reside? Doesn't the planning commission find that an egregious inequality of rights infringement? Furthermore, his opinion regarding "odious uses" is contrarian to the very reason many live in the county. His contradictions leave me to assume that he is strong arming his will and opinion because there is an opportunity for him to benefit from the changes versus being motivated by what is best for South Fidalgo and its residence, both human and animal. These duplicitous ways teeter on Machiavellianism.

As for the "fragile, single-source aquifer on Fidalgo Island" being overused, only 2 CaRDs were put into play in 10 years! This followed by the clarification that Roger would "not remove people's rights to drive around their property on their four-wheelers, land their planes on Campbell Lake or affect any existing commercial business in the zone" is insulting. Why should any of us need the blessing of Roger to retain and continue our current rights regrading our land and community?

Dictatorship is defined as the minority rule for the rights of the majority and I am beyond aghast that Skagit County is even entertaining these changes without recognizing and respecting the obvious, majority opinion to the contrary.

Please advise when and how home/land owners will be notified of zoning changes and as to when the public hearing will be held? We have a voice that needs to be heard since we actually live on South Fidalgo Island.

Sincerely,
Magdalen Baldassano and Leonard Johnson
5617 Campbell Lake Rd
Anacortes

From: Pam Doddridge
To: [Krysta Verbarendse](mailto:Krysta.Verbarendse)
Cc: [Magdalen Baldassano](mailto:Magdalen.Baldassano); PlanningCommissioners; [Amy Weisz](mailto:Amy.Weisz); andy@culbertsonmarine.com; [Ann Bowman](mailto:Ann.Bowman) - Lake Campb; bill@jewelryexchange.com; [Bill Redding](mailto:Bill.Redding); Bscornett@hotmail.com; [Bryan Seman](mailto:Bryan.Seman); [Carl Franssen](mailto:Carl.Franssen); [Darrin & Barbara Hoy](mailto:Darrin.Barbara.Hoy); wadianc@comcast.net; [Don & Diane Smith](mailto:Don.Diane.Smith); [Don & Renate Yankacy](mailto:Don.Renate.Yankacy); catanddan@gmail.com; [Dr. Larry Becker](mailto:Dr.Larry.Becker); Flyyca@gmail.com; [Jack Gilden](mailto:Jack.Gilden); jeff@alyseska.com; [Jerrel Barto](mailto:Jerrel.Barto); [John & Audrey Scragg](mailto:John.Audrey.Scragg); [John and Susan Freeto](mailto:John.and.Susan.Freeto); [John Dahl](mailto:John.Dahl); [John Flowers](mailto:John.Flowers); [Kamiyo Culbertson](mailto:Kamiyo.Culbertson); ruralfidalgo@gmail.com; [Kirk & Michele Mikkelporg](mailto:Kirk.Michele.Mikkelborg); Leonard; [Mark & Peggy Leopold](mailto:Mark.Peggy.Leopold); [Mark & Sheeri Tibbles](mailto:Mark.Sheeri.Tibbles); marshaflovers@wavecable.com; nlowman25@gmail.com; [Nichelle Gilcrease](mailto:Nichelle.Gilcrease); DrLynne@hughes.net; [Paul Weisz](mailto:Paul.Weisz); [Richard & Doreen Gillette](mailto:Richard.Doreen.Gillette); [Robert Cliine](mailto:Robert.Cliine); [Russ Jeter](mailto:Russ.Jeter) (RussJeter@WaveCable.Com); scott@sklconstruction.com; steve@srvconstruction.com; [Teri Kenote](mailto:Teri.Kenote) (Teriek@Comcast.Net); [Vance & Amy Lindor](mailto:Vance.Amy.Lindor)
Subject: Re: Anacortes American re: South Fidalgo
Date: Wednesday, May 23, 2018 7:55:56 PM

I loved it, but yes he actually does live in the area, but barely. However, I might just keep it that way so that maybe it will make them think about where he does live and what his motivation is.

Sent from my iPad

On May 23, 2018, at 6:11 PM, Krysta Verbarendse <krysta@srvconstruction.com> wrote:

Great letter.

Quick clarification: Roger lives on .7 acres in our Rural Reserve zoning. However when he requested signatures on the petition, Most of the signers did Not live here.

Krysta

Sent from my iPhone

On May 23, 2018, at 5:52 PM, Magdalen Baldassano <mmactg@gmail.com> wrote:

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Dictatorship is defined as the minority rule for the rights of the majority and I am beyond aghast that Skagit County is even entertaining these changes without recognizing and respecting the obvious, majority opinion to the contrary.

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To: [Pam Doddridge](#)
Cc: [Krysta Verbarendse](#); [Magdalen Baldassano](#); [PlanningCommissioners](#); [Amy Weisz](#); [Andy Culbertson](#) (andy@culbertsonmarine.com); [Ann Bowman - Lake Campb](#); [Bill Doddridge](#) (bill@jewelryexchange.com); [Bill Redding](#); [Brenda Cornett](#) (Bscornett@hotmail.com); [Bryan Seman](#); [Carl Franssen](#); [Darrin & Barbara Hoy](#); [Dave Crawford](#) (wadianc@comcast.net); [Don & Diane Smith](#); [Don & Renate Yankacy](#); [Don and Kathy Douglas](#) (catanddan@gmail.com); [Dr. Larry Becker](#); [Hans Munich](#) (Flyyca@gmail.com); [Jack Gilden](#); [Jeff & Linda Hendricks](#) (jeff@alyeska.com); [Jerrel Barto](#); [John & Audrey Scragg](#); [John and Susan Freeto](#); [John Dahl](#); [John Flowers](#); [Kamiyo Culbertson](#); [Kirk & Michele Mikkelborg](#); [Leonard](#); [Mark & Peggy Leopold](#); [Mark & Sheeri Tibbles](#); [Marsha Flowers](#) (marshaflores@wavecable.com); [Nathan Lowman](#) (nlowman25@gmail.com); [Nichelle Gilcrease](#); [Pat & Lynne Lang](#) (DrLynne@hughes.net); [Paul Weisz](#); [Richard & Doreen Gillette](#); [Robert Cline](#); [Russ Jeter](#) (RussJeter@WaveCable.Com); [Scott Linn](#) (scott@sklconstruction.com); [Steve Verbarendse](#) (steve@srvconstruction.com); [Teri Kenote](#) (Teriek@Comcast.Net); [Vance & Amy Lindor](#)
Subject: Re: Anacortes American re: South Fidalgo
Date: Wednesday, May 23, 2018 8:15:12 PM

Great letter! I think it would be very accurate to say he does not own enough property for these changes to have much effect on him personally. One of the planning commissioners told me that she was "personally targeted for a public smear campaign" by Roger because she stated in a public meeting that it appeared people were trying to control what is done on someone else's land without actually having to pay for it. Which seems to be accurate. Seems accurate.

Maybe these letters would also be great to submit to the comments section on the Anacortes American article to make sure the papers and public are aware there is more backlash to this than portrayed.

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Subject: Re: Anacortes American re: South Fidalgo
Date: Wednesday, May 23, 2018 8:16:25 PM

Agreed. Is the comment section word limited?

Sent from my iPad

On May 23, 2018, at 8:15 PM, Katie Rowley <ruralfidalgo@gmail.com> wrote:

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Magdalen Baldassano and Leonard Johnson
[5617 Campbell Lake Rd](#)
Anacortes

From: Pam Doddridge
To: [PlanningCommissioners](#)
Subject: P-12 SFRR Rezoning
Date: Wednesday, May 23, 2018 8:19:17 PM

Dear Planning Commissioners,

I heard from friends a few months ago that there were going to be proposed changes in the form of P-12 that affected my property. I know we went through this same thing last year and a majority of the property owners that are actually affected by this were opposed. Also since hearing of this coming up again and talking to my neighbors we realized that once again we are not being given appropriate notice.

I attended one of Roger Robinson's meetings this spring. He came across as a bit of a bully, he told several untruths, including that new wells are not allowed on Fidalgo Island. When I asked for information regarding the proposed changes he told me to put my name and email on the paper he was circulating and he would send them to me. When I looked at the paper I noticed the paper was the petition for the new zoning, I did not sign it. At that same meeting Mr. Robinson told those that were there that anyone in Skagit County could sign the petition, that they did not need to be from the area affected by the proposed changes to sign. When I queried him as to how many of the 250 or so signatures he claimed to have were actually from the Rural Reserve he stated that almost all were from the Rural Reserve.

This change will affect how I use my property and it appears to be as ill planned as the first time. It seems there is a small group, most of which do not even live in the area that will be affected, that want this zoning change. I question why do they want the change? What has happened or do they think is going to happen to change what to me is a pretty great place to live? I honestly see this as a few people trying to make a change and the leader of the group is on a small parcel of land and ultimately it won't change what he does with his property at all. I utilize my land for a variety of uses from agriculture, leisure, family and personally just for my own enjoyment and I am really upset that these changes are being proposed. To me it looks like the ones that have started this just went down the list of allowable uses and then removed those they don't personally want to see.

Will my property be considered a display garden because I like to garden and beautify my property? What is wrong with display gardens, wouldn't it be nice for tourism to have them, Skagit County already has the tulip festival?

Will my grandkids riding on ATVs on my property be banned and for that matter will my use of a gator be banned?

Would canning my fruits and berries be banned, not all of my berries come from this property, I own another farm in Mount Vernon and grow blueberries.

What's next my neighbors telling me what color my house can be or what type of plants I can or cannot plant on my property?

None of this has been well thought out, just a random decision to ban things that others enjoy about this area. The potential banning of anaerobic digesters is crazy, that's a natural biological way to break down waste. The newer technology is something that I believe could be useful on an island with limited space both now and in the future.

I do plan on opposing this strongly and will make sure that as many of my neighbors know about this as is possible. Unfortunately the proponents have a head start because they know about it and have had the ear of the planners and their staff for many months and since there has been no notice, those of us opposed have gotten no say in what is going on.

Sincerely,

Pamela Doddridge
13562 Islewood Dr
Anacortes, WA 98221

From: Michele Mikkellborg
To: [PlanningCommissioners](#)
Subject: Re-zoning of South Fidalgo Island
Date: Thursday, May 24, 2018 8:05:35 AM

Greetings!

As land owners of six acres in South Fidalgo, enjoying our property as zoned, and as purchased, we are speaking up in OPPOSITION to the proposed zoning changes.

Please do NOT rezone our land based on the proposition of a minority group who neither owns acreage here nor lives here.

Please leave our zoning alone.

WE voted down the change last year. Why is it even being considered again?

DO NOT CHANGE SOUTH FIDALGO ZONING PLEASE. It is not approved by the majority land owners.

Thank you for listening to the group with the rights! US.

Kirk and Michele Mikkellborg
13882 Gibraltar Rd.

From: Rick and Doreen Gillette
To: [PlanningCommissioners](#)
Subject: Fwd: South Fidalgo Zoning
Date: Saturday, May 26, 2018 2:34:22 PM

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

From: **Rick and Doreen Gillette** <dorig2003@gmail.com>
Date: Sat, May 26, 2018 at 1:44 PM
Subject: South Fidalgo Zoning
To: ron@ronwesen.com

My husband and I currently own approximately 17.1 acres located at 6004 South Campbell Lake Road. We are VERY concerned about the proposed zoning changes being reviewed by the Planning Commission. Our current zoning is designated Rural Reserve. The proposed zoning change would DEFINATELY present a financial hardship to us in the future in our retirement years. Taxes have doubled on our 1700 sq.ft. house, not because it is a mansion, not because it is on the lake, but because we have 17 acres. Most of the homes on South Campbell Lake are under 3 acres. Why are we restricted to 17 acres? Most of the homes on South Campbell Lake have more square footage, are newer and are on the lake. Why do we pay more in taxes? To restrict us from even a CaRD, without compensation, is changing the rules in the middle of the game. Hypocrites like Roger Robinson advocate for "rural character" and less development, while he himself lives on .74 acres in a densely, populated area in Rosario Beach. Large property owners in the Rural Reserve have been the stewards of rural character, NOT Roger Robinson. The proposed change would effectively make our land financially worthless! Not many in the 21st century want to live on such a large property with so many restrictions. With these proposed restrictions, what are we supposed to do with our 17 acres; just look at it? We think it is unfair that we have to bare the financial burden to keep South Fidalgo Island rural.

Richard and Doreen Gillette
6004 South Campbell Lake Road

From: katie rowley
To: [Ron Wesen](#); [PlanningCommissioners](#); [ashley rowley](#)
Subject: P-12 and Sole Source Aquifer Designation
Date: Wednesday, May 30, 2018 9:29:30 AM

Hi Ron-

I wanted to speak with you regarding another aspect of the P-12 zoning. When Ashley and I spoke with you a few weeks back, we talked about some of the uses proposed to be removed from Rural Reserve land on South Fidalgo Island.

During our discussion, you mentioned a few different times that south Fidalgo has a "Sole Source Aquifer." Could you clarify that point?

Sole Source Aquifer (SSA) is a specific designation by the Environmental Protection Agency (EPA). According to the EPA's map of designated SSA's, Fidalgo Island does not have a designated SSA. (<https://catalog.data.gov/dataset/national-sole-source-aquifer-gis-layer>). Furthermore, there are two criteria the EPA uses to determine an SSA. Both of these criteria must be met for EPA SSA designation, but Fidalgo Island does not meet either of those criteria:

1. The aquifer supplies at least 50 percent of the drinking water for its service area
2. There are no reasonably available alternative drinking water sources should the aquifer become contaminated

(https://www.epa.gov/dwssa/overview-drinking-water-sole-source-aquifer-program#What_Is_SSA)

Regarding Criterion 1:

The EPA defines the "service area" as the area above the aquifer and any additional area served by the aquifer. It specifically states that "*Areas that are above the aquifer but are not served by the aquifer should be included in the aquifer service area*". (Sole Source Aquifer Designation Petitioner Guidance 3.2.2; <https://www.epa.gov/dwssa/guidance-petitioning-sole-source-aquifer-ssa-designation>)

The aquifer below Fidalgo Island does not supply at least 50 % of the drinking water for its service area. The vast majority of residents of Fidalgo Island are residents of Anacortes that drink Skagit River water and do not use water from the aquifer. In fact, they add water to the aquifer for any non-sewage uses, and do not take from it. It is relatively a very small portion of the population of Fidalgo Island that obtains their water from the aquifer below Fidalgo. To be clear, my husband and I are part of that small population that rely on the aquifer for our water.

Regarding Criterion 2:

The EPA defines alternative drinking water 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. "Near" is defined as within a distance which is normal to the local area for tapping into a water source. In addition, any source for which steps have been taken to use the water should be considered "near." These steps include such things as having an application pending for right of use or a commitment of funding for constructing a pipeline or treatment plant.*" (Sole Source Aquifer Designation Petitioner Guidance 3.2.3;

<https://www.epa.gov/dwssa/guidance-petitioning-sole-source-aquifer-ssa-designation>)

Not only is there a reasonable alternative near south Fidalgo, it is already in use on south Fidalgo. Skagit River water is already being supplied to some residents of south Fidalgo Island, and Skagit River water is piped through south Fidalgo to Oak Harbor on Whidbey Island. Therefore, Fidalgo Island does not meet the second criterion for SSA designation either.

Now, this 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.

This is also not to say that some people do not have difficulty accessing the aquifer from their land. This is a rocky, mountainous island. Some people may have hundreds of feet of solid rock between them and the aquifer. This does not reflect the health of the aquifer, but the location of the land in relation to the aquifer.

Certainly water rights and accessibility are important issues. All the more reason we must be accurate in our conversations about water designations which have very specific definitions. Any County decisions should rely on accurate and truthful information as their basis.

I look forward to hearing from you regarding this matter, as well as any further developments on zoning changes proposed for South Fidalgo.

Thank you for your time,

Katie Rowley

From: Diane Crawford
To: [PlanningCommissioners; Krysta Verbarendse](#)
Subject: P-12
Date: Wednesday, May 30, 2018 3:40:06 PM

We bought our property on Campbell Lake in 1988. The land size then was 2 acre but when we tried to divide our 6 acre into 2 parcels, we were hounded by a group led by Katherine Alexander. They did not want more people . We were able to divide it after many battles but the group was able to change the size to 5 acres. So our neighbor

next door paid a very lot of money for his 9 and 1/2 acre which he could only build one house on. And which he has

been unable to sell. So we are against groups going in and telling others how they can use their property. From what I see, people are proud of their property and are not going to do things that will be objectionable. Also, from what I

have heard, most of the group for P-12 do not even live here. Please take note that we that live here oppose

P-12.

Thank you,

William (Dave) and Diane Crawford

5974 Campbell Lake Road

Anacortes, Wa. 98221

wadianc@comcast.net

From: [PDS comments](#)
To: "katie rowley"; [Ron Wesen](#); [PlanningCommissioners](#); [ashley rowley](#)
Cc: [Hal Hart](#); [Kathy Jewell](#)
Subject: RE: P-12 and Sole Source Aquifer Designation
Date: Friday, June 1, 2018 3:06:03 PM
Attachments: [image002.png](#)
[P-12 map, policy, and code amendments.pdf](#)

Hello Commissioners and Mr. and Mrs. Rowley,

I can address this comment about the existing sole source aquifer language in the code. Part of the P-12 proposal involves limiting density on Fidalgo Island; we've proposed to accomplish this by modifying a portion of the Subdivision chapter, Skagit County Code 14.18.310. Here is the existing code language as of today:

14.18.310 General approval provisions—CaRD. 

(1) The [application](#) shall meet the requirements of the underlying [land division](#) permit and those outlined in this Section.

(2) Allowable Density. The maximum residential gross densities shall not exceed those set forth in the following [lot size](#) table. The maximum density as allowed for by the [Comprehensive Plan](#) may not necessarily be granted if a density limitation is necessary to meet septic and/or water system requirements. There shall be no density bonus for [CaRD](#) developments in areas designated as a "[sole source aquifer](#)," except where the source of water is from a public water system whose source is outside the designated area or from an approved alternative water system pursuant to Chapter [12.48 SCC](#). [Applications](#) for such systems are processed pursuant to the regulations outlined in Chapter [12.48 SCC](#). [Applications](#) for [CaRDs](#) requesting an alternative system to obtain a density bonus shall be processed as a Level II [application](#). [Hearing Examiner](#) criteria for review of an alternative system shall ensure that the system has no adverse [impacts](#) to the [sole source aquifer](#). For [CaRD](#) density bonus [developments](#) in [flow-sensitive basins](#) refer to [SCC 14.24.350](#).

This existing provision in the code is meant to limit density in areas with sole source aquifers, such as Guemes Island. 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 previously sent you an email that had the most recent code draft attached; I've attached it here too for easy access (I still need to do some fixes to the map though). We anticipate releasing the final draft with an accompanying staff report and opportunity for public review within a month. Please let me know your thoughts on this draft.

Thank you!

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: katie rowley <katierowley@gmail.com>

Sent: Wednesday, May 30, 2018 9:29 AM

To: Ron Wesen <ron@ronwesen.com>; PlanningCommissioners
<#PlanningCommission@co.skagit.wa.us>; ashley rowley <ashleyrowley@gmail.com>

Subject: P-12 and Sole Source Aquifer Designation

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1. The aquifer supplies at least 50 percent of the drinking water for its service area

2. There are no reasonably available alternative drinking water sources should the aquifer become contaminated

(https://www.epa.gov/dwssa/overview-drinking-water-sole-source-aquifer-program#What_Is_SSA)

Regarding Criterion 1:

The EPA defines the "service area" as the area above the aquifer and any additional area served by the aquifer. It specifically states that *"Areas that are above the aquifer but are not served by the aquifer should be included in the aquifer service area"*. (Sole Source Aquifer Designation Petitioner Guidance 3.2.2; <https://www.epa.gov/dwssa/guidance-petitioning-sole-source-aquifer-ssa-designation>)

The aquifer below Fidalgo Island does not supply at least 50 % of the drinking water for its service area. The vast majority of residents of Fidalgo Island are residents of Anacortes that drink Skagit River water and do not use water from the aquifer. In fact, they add water to the aquifer for any non-sewage uses, and do not take from it. It is relatively a very small portion of the population of Fidalgo Island that obtains their water from the aquifer below Fidalgo. To be clear, my husband and I are part of that small population that rely on the aquifer for our water.

Regarding Criterion 2:

The EPA defines alternative drinking water 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. "Near" is defined as within a distance which is normal to the local area for tapping into a water source. In addition, any source for which steps have been taken to use the water should be considered "near." These steps include such things as having an application pending for right of use or a commitment of funding for constructing a pipeline or treatment plant."* (Sole Source Aquifer Designation Petitioner Guidance 3.2.3; <https://www.epa.gov/dwssa/guidance-petitioning-sole-source-aquifer-ssa-designation>)

Not only is there a reasonable alternative near south Fidalgo, it is already in use on south Fidalgo. Skagit River water is already being supplied to some residents of south Fidalgo Island, and Skagit River water is piped through south Fidalgo to Oak Harbor on Whidbey Island. Therefore, Fidalgo Island does not meet the second criterion for SSA designation either.

Now, this 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.

This is also not to say that some people do not have difficulty accessing the aquifer from their land. This is a rocky, mountainous island. Some people may have hundreds of feet of solid rock between them and the aquifer. This does not reflect the health of the aquifer, but the location of the land in relation to the aquifer.

Certainly water rights and accessibility are important issues. All the more reason we must be accurate in our conversations about water designations which have very specific definitions. Any County decisions should rely on accurate and truthful information as their basis.

I look forward to hearing from you regarding this matter, as well as any further developments on zoning changes proposed for South Fidalgo.

Thank you for your time,

Katie Rowley

From: Katie Rowley
To: [Stacie Pratschner](#)
Cc: [Kathy Jewell](#); [Hal Hart](#); ashleyrowley@gmail.com; [PlanningCommissioners](#); [Commissioners](#)
Subject: Re: Anacortes American Journalist States County Not Working With All Sides
Date: Friday, June 22, 2018 11:44:15 AM
Attachments: [image001.png](#)

Hi Stacie-

It took me a little while to circle back to this email and look into the info you sent. I've heard a lot from my neighbors about their experience with the past effort to change the zoning, so it was interesting to read through the County documents. I also read through many of the other documents listed on the County Planning website and found it enlightening. There is a list of links at the bottom of this email for easier reference to things I would like to discuss.

I found it interesting that you stated in your email that "going through this history was helpful for me in understanding the project." The documentation you forwarded does not give historical justification or explanation for current efforts to rezone South Fidalgo. They show the majority response was opposition to zoning and land use changes then, as it is now. (1) They also show that the Board of County Commissioners moved to table this topic until studies were done on drainage and "other studies required by the Comprehensive Plan." (2) There is no documentation on the County website that those studies were ever done. County Memos in 2016 and 2017 show that the P-12 was touted as a backdoor approach to circumvent the BoCC's 2008 decision without meeting their requirements. (3)

An additional interesting facet is that the previous effort to change the zoning on South Fidalgo involved combining the two major zones into one homogeneous zone by converting all Rural Reserve land to Rural Intermediate land and then removing multiple uses from all Rural Intermediate land. This was opposed by most respondents then. (1) The current effort for rezoning does not unite South Fidalgo residents under the same land zoning and uses. Instead, it unfairly targets only Rural Reserve land and leaves many of the so-called "odious" uses "inappropriate for South Fidalgo" intact on thousands of acres of Rural Intermediate land, which is far denser and houses far more people than Rural Reserve land. No explanation is given as to why these proposed land use changes are necessary only for one group of people on South Fidalgo.

I've summarized the basic timeline of the rezoning efforts since 2003, based on what you forwarded me and what is available on the County website:

1. 2003- To comply with GMA Hearings Board, the Skagit BoCC approved Resolution R20030152, which formed a Citizen Advisory Committee (CAC) and Technical Advisory Committee (TAC) "to assist in development of the Comprehensive Plan Elements, subarea plans and functional plans." (4)
2. 2004- CAC Community Survey asked public opinion on potential changes and the majority response was that people did not want zoning or land use changes. (1)
3. 2005- 1st and 2nd Open Houses - responses confirmed 2004 survey's comments. (1)
4. 2005- 3rd open house, CAC presented zoning and land use changes despite multiple previous responses of opposition to zoning changes; again the majority public response was NO to zoning changes. (1)
5. 2006- CAC recommends to BoCC to proceed with zoning changes despite public response. (1)

6. 2008- BoCC dissolves CAC and TAC and states will not revisit the topic until more studies are done. (2)
7. 2016- County presents Mr. Robinson's petition and touts it as a way to circumvent the BoCC 2008 decision and enact zoning changes without meeting BoCC Comprehensive Plan requirements. (3)
8. 2017- Majority of landowners oppose changes in public comments, (5) Planning Commission recommends eliminating P-12 zoning changes from Comprehensive Plan,(6) County Staff ignores public input and Planning Commission and proceeds with recommending approving P-12, (7) BoCC puts off decisions until 2018, stating that "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." (8)
9. 2017- Department staff recommends including the P-12 in the 2018 Comprehensive plan amendments without any evidence of further analysis, does not address agriculture at all, and erroneously states the zoning change will keep most land uses and only impact "high intensity uses." (9)

Aside from addressing the historical context and timeline of the rezoning efforts, there are a couple other aspects of our discussions about the P-12 that I would like to follow up on with you.

Regarding their May 25, 2018 article about the P-12, (10) the Anacortes American said that they stand by their statement that the County confirmed Mr. Robinson's claim that the County was working with him to pass his zoning proposals. They offered as evidence the fact that Mr. Robinson had a draft of the upcoming unreleased Memo long before any other members of the public did. You yourself told the BoCC in recorded minutes on November 21, 2017, *"And over the past week I have been in conversation and working with Mr. Roger Robinson-- he's from the community down there and was also one of the original petitioners-- to develop a corrected map that excludes those properties. It's where I have my cursor and you can also see the red arrow pointing there. I do want to thank Mr. Robinson for his time on that and also helping me become familiar with a project that's been in the works for a few years."* (9)

You did not publicly mention or thank any other source for your understanding of this proposal. No evidence of analysis was given- just a generic statement that the P-12 won't affect current businesses and a thank you to the author of the P-12 for helping you draw the proposed County map and helping familiarize you with his proposed changes. It appears the research on this extended to asking the petitioner what his thoughts on his petition are. It is concerning that county employees would work directly with, and rely on the input of, one person- the primary petitioner- on a topic that received tremendous push back from the public and was recommended to be eliminated by the Planning Commission, which cited community opposition as one of their many reasons not to include the P-12. The County did not seek the input from anyone opposed to Mr. Robinson's agenda and you personally thanked him for his assistance on shaping your understanding of the matter. Can you explain this?

Another reason this is concerning is that local media coverage has favored Mr Robinson's position based on input from County representatives. Media coverage shapes how people view what is happening in their world. The County did not clarify with local media, and thereby local residents, that it is attempting to work on behalf of all residents in the county,. Instead, after speaking with you and Mr. Hart, it was the journalist's understanding that Mr. Robinson "seems to have a bigger seat at the table" than other citizens and specified that they gave more article space and weight to his opinions because of his apparent status in the process, confirmed by County staff. Considering that public opinion and planning Commission recommendations to the BoCC were both ignored in favor of working with him on his agenda, it appears

that they may have been correct. Commissioner Lundsten's inappropriate letter gave more credence to the narrative that the County is working with Mr. Robinson and not on behalf of all citizens.(10)

No studies or evidence were given to the BoCC, no mention of agriculture was made, and the dramatic proposed changes of land uses were glossed over as only affecting the most "high intensity uses." Agriculture was one of the two items the BoCC specifically requested to have analyzed. At the time the presentation was given, the wording of the P-12 severely restricted production of farm goods, yet it was not mentioned. The draft I've seen of the current wording, that has not yet been released, still limits farming by banning storage of natural materials outdoors and seasonal worker housing. This was also not mentioned. It should be noted that seasonal worker housing would still be allowed on thousands of acres of Rural Intermediate land, while banning it on Rural Reserve land, if the P-12 were approved.

During the BoCC presentation, you stated, "*Staff analysis indicates that there would be no effect to existing commercial or home-based business as a result of this rezone.*" No information was given on how this conclusion was reached, and statistics or information about the businesses of the area were not provided. Also, any discussion of businesses on South Fidalgo should not ignore the fact that some people have purchased their land with the full knowledge of what their allowed uses were and fully intend to use them as purchased. [WAC 365.196.425 \(2\)\(b\)\(ii\)](#) states that the GMA's definition of rural character includes "patterns of land use and development that foster traditional rural lifestyles, rural-based economies, and the opportunities to both live and work in rural areas." (11) Reducing the ability for people to live and work in rural-based economies diminishes rural character and is contrary to the GMA.

Your presentation also erroneously stated that only "high intensity uses" would be banned by the P-12. For example, the presentation specifically mentions anaerobic digesters, which are essentially sealed compost bins whose byproduct gases can be harness for fuel. While they are currently used primarily in large Ag facilities, technology has improved them and smaller digesters are now available for home use. "Anaerobic Digester" may sound scary, but compost bins would also sound scary if they were called "Aerobic Digester", which is exactly what they are. Some of the other potential land use changes that may not be considered "high intensity" uses that would be banned on Rural Reserve land are greenhouses, dog kennels, and animal clinics. If the P-12 were to be included in the Comprehensive Plan, these uses and others, such as seasonal worker housing would be banned from Rural Reserve, but still allowed on thousands of acres of Rural Intermediate land.

Another issue that deserves clarification is the role of Fidalgo Island's aquifer in the proposed zoning changes. Your statement to the BoCC on November 21, 2017 was that "*the purpose of the South Fidalgo Island Rezone is to protect the island's rural character and also its aquifer.*" (9)

No explanation has been given to what aspect of rural character has not been protected on South Fidalgo by the current zoning and there is no evidence that there are any problems with the aquifer. All drinking water sources require protection. Can you please point me to documentation, environmental studies, or government mandate that South Fidalgo is in need of special protection that requires a rezoning for some of its population?

Last month, I cc'd you on an email to Commissioner Wesen asking that he clarify his references to Fidalgo having a Sole Source Aquifer (SSA) when

talking about land uses such as display gardens and greenhouses. To reiterate the message of that email, per EPA guidelines, Fidalgo Island does not have an EPA SSA designation and would not meet either of the two EPA criteria for this designation. (12) On June 1, you weighed in on that email conversation. You stated that the County has proposed sandwiching Fidalgo Island in Skagit County code regarding Sole Source Aquifers, not because Fidalgo has an SSA, but simply as means to limit density.

Can you please clarify: is “protecting the aquifer” one of the primary reasons for the proposed zoning changes, or is Fidalgo simply sandwiched into the Sole Source Aquifer code as a way to limit density and has nothing to do with any water problems? If so, what are the reasons for further limiting density on South Fidalgo beyond the current guidelines? Is it County policy to enact zoning changes on thousands of acres of land without any evidence of need for it and against public opposition? Is it now County policy to enact zoning changes that dramatically alter the value and potential of personal property with no data, no Environmental Impact Studies, and no evidence of problems? Could it be expected by the public to find other County initiatives that do not have data justification or public support?

Please see [County Code 14.08\(040, 070, 080, 090\), 14.08.089, 14re: Petitions- Docketing, Public Participation Requirements, Review by Planning Commission, and Review and decisions by Board and WAC 364-196-600.](#) (13) In your June 1, 2018 email to me, you referred to the Planning Commission as “the 9-member volunteer advisory board to the Board of County Commissioner (BOCC or “the Board”) and to staff.” Is the Planning Commission advisors to the staff, who then make recommendations to the BoCCs? Where is this in the Code? Do you have more input on the role of a separate recommendation to the BoCC, contrary to the Planning Commission’s recommendation and public input? Can you please delineate the roles of the Department staff, Planning Commission and BoCC as defined by the County Code?

[WA “RCW 36.70A.020](#) 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.” (14)

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.” Can you please provide evidence or data that a clear public health, safety or welfare purpose is served by more restrictive regulation for Rural Reserve land on South Fidalgo?

I look forward to hearing from you re:

1. The County’s involvement in working with Mr. Robinson to enact his agenda, despite community opposition and Planning Commission recommendation to eliminate the P-12 from the Comprehensive Area Plan. Please include Mr. Robinson’s role in County map creation and helping you “become familiar” with his proposed agenda.
2. The exact role of the aquifer on Fidalgo Island in the County’s rezoning efforts. If “protecting the aquifer” is a primary reason, as you stated to the BoCC, can you present documentation or evidence Fidalgo Island requires rezoning one portion of South Fidalgo Island to do this?
3. Any documentation regarding studies that have been done of

- drainage on South Fidalgo and “other studies required by the Comprehensive Plan” in compliance with the BoCC’s 2008 decision.
4. Information on state and county code regarding the Department staff’s role in BoCC recommendations, particularly when they are contrary to public response and Planning Commission recommendation.
 5. Any further documentation that would justify the current proposed zoning changes considering that the historical context is public opposition to zoning and land use changes and no data has yet been given to support more restrictive regulation per the Skagit Countywide Planning Policies.

I know this was a very long email and I appreciate your taking the time to look through these concerns. Thank you- Katie Rowley

1. [South Fidalgo Island Subarea Plan Draft January, 2006](#)
2. [BoCC dissolution of CAC, TAC](#)
3. [2016 Memo, 2017 Memo](#)
4. [BoCC formation of CAC, TAC re: Fidalgo Subarea Planning](#)
5. [2017 Public Comments](#)
6. [Planning Commission Recorded Motion 2017](#)
7. [Staff Recommendation to BoCC](#)
8. [July 2017 adopt CPAs BoCC vote, Ordinance to Rezone](#)
9. [Nov 21 2017 BoCC Transcript, Video of Nov 21 2017 BoCC meeting](#)
10. [May 25, 2018 Anacortes American Article, Mark Lundsten's Letter](#)
11. [WAC 365.196.425 \(2\)\(b\)\(ii\)](#)
12. [EPA SSA Overview EPA SSA Petitioning Guidance](#)
13. [County Code 14.08\(040, 070, 080, 090\), 14.08.089, 14, WAC 364-196-600](#)
14. [WA “RCW 36.70A.020, Countywide Planning Policies](#)

On Fri, Jun 1, 2018 at 1:20 PM, Stacie Pratschner <Staciep@co.skagit.wa.us> wrote:

Hi Katie,

Thank you for your email and good questions. The efforts for rezoning on South Fidalgo Island have been taking place in some iteration since 2003; here's a table showing the

timeline with links to materials:

Year	Action	Link to Materials
2003	Creation of Citizen and Technical Advisory Committees	<u>Resolution #R20030276</u>
2004 to 2006	Creation of a Draft Subarea Plan (maps, zoning recommendations, and public comments)	<u>Draft South Fidalgo Subarea Plan</u>
2006 to 2008	Dissolution of the Committees and the Subarea Planning Process	<u>Resolution #R20080510</u>
2016 to 2017	Citizen-initiated Request to Create a new Zone on South Fidalgo Island (Item P-12)	<u>Planning Commission Staff Report: Public Hearing for the 2017 Docket</u>
2017 to 2018	County-initiated amendment to Create a new Zone on South Fidalgo Island (Item P-12)	<u>Board of County Commissioners Staff Report: 2018 Docketing Analysis</u>

I began with the County about a year ago, so going through this history was helpful for me in understanding the project. I am not aware of any Planning Commissioners working directly with Mr. Robinson on P-12. As the original petitioner for the project, he has been in touch with staff about the code and the status of the public release for the draft (we have a total of 22 amendments this year; we have another map amendment for some properties out in east Skagit County too). The Department wants to meet and correspond with any citizens who would like to be involved in any of the County's projects.

I read the corrected article and Commissioner Lundsten's letter on the Anacortes American website; his letter refers to the accompanying memo that will be released in concurrence with the draft code for public review. You can view our past staff reports and drafts to the Board [here](#). Your public comment at the Planning Commission meeting was very helpful to us; the Department edited the draft shortly thereafter to take away the requirement that Ag processing only be permitted if the majority of products come from Fidalgo Island. The draft hasn't yet been released for the month-long comment period yet, but I've attached the working draft for you to take a look at (I still need to fix a line on the map FYI). Let me know your thoughts.

Thanks again, and don't hesitate to call or email me with any questions or comments. We're also happy to meet with you, if you prefer.

Have a great weekend!

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



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

From: Katie Rowley <katierowley@gmail.com>

Sent: Friday, June 1, 2018 8:30 AM

To: Stacie Pratschner <Staciep@co.skagit.wa.us>; Kathy Jewell <kathyj@co.skagit.wa.us>;
A <ashleyrowley@gmail.com>

Subject: Anacortes American Journalist States County Not Working With All Sides

Mr. Hal Hart and Ms. Stacey Pratschner-

I spoke with Collette Weeks and Sarah Porter from the Anacortes American. They both

informed me that they heard from you, Hal and Stacey, that the planning commission is working directly with Roger Robinson on the P-12 zoning changes. Ms Porter said her recent article gave Mr. Robinson and his agenda more focus in the article than viewpoints in opposition to his requested changes because “The County is working directly with him. He seems to have a bigger seat at the table than the average citizen because he wrote the petition.” Is this true? Is the County working directly with him and not with all citizens affected by the changes he asked for?

This bias appears to be supported by a letter to the editor from planning commissioner Mark Lundsten, which lambasted any discussion of farm goods having been a part of the proposed changes, dismissed opposition to the changes as inaccurate and emotional, and requested a correction based on a County memo which has not yet been released and the public does not have privy to.

We look forward to hearing from you about this. Thank you- Katie and Ashley Rowley

From: ROBERT EDMONS
To: [Sheriff](#)
Cc: krysta@srvconstruction.com; [PlanningCommissioners](#); [Commissioners](#)
Subject: MISSING "NO TO P-12" SIGN
Date: Monday, June 25, 2018 11:31:58 AM

Good morning.

This e-mail is submitted to report the disappearance of a "No to P-12" sign from my property at 5970 Campbell Lake Rd, Anacortes, WA.

I would not report this petty event except I have been informed that almost all "No to P-12" signs have disappeared on Campbell Lake Rd, Gibraltar Rd and Marine View Drive.

I have no idea how the sign was removed, but do not believe it was blown away by a windstorm. It is possible it was illegally removed by someone.

Since the sign disappeared from my private property without my permission, I am reporting it as a probably trespass and theft.

I understand this is a small incident, except for the apparent extent of the removals, and believe Skagit County officials need to be made aware of the removals.

I may be contacted at 360-969-0246 if additional information is required, though, quite honestly, all I know is it was there and now is gone.

Thank you,

Bob Edmons

5970 Campbell Lake Rd

Anacortes, WA 98221

From: KRYSTA VERBARENDSE
To: [PlanningCommissioners](#); [Commissioners](#)
Subject: Proposed P-12 REZONE - Request for information
Date: Monday, July 2, 2018 5:33:10 PM

Good Afternoon Planning Commissioners and Board of County Commissioners,

Over the course of the last two months, myself and many of my neighbors have written the Planning Commission and requested information with regard to the Proposed P-12 Rezone. We have not received ANY published information and feel that we are being kept in the dark as to our property rights. It would appear that the Planning Department ignored the Planning Commission's vote and comments from last year's P-12 hearings, and is charging forward with the new zone SFRRv, based wholly or in part on a minority petition. The lack of transparency, lack of scientific data and studies, and lack of outreach to our whole community, reflects poorly on the County.

I think you should know that this issue is not a simple, wanted, or well-accepted Rezone, but a highly opposed, well contested argument over our Property Rights. I recently received the email below put out by the P-12 Petitioner, Roger Robinson, and am forwarding it to the Commissions so you can see what is being said.

The only facts Mr. Robinson has stated correctly are as follows:

"We won't know the exact wording in the new code until it is released by Planning."

Please produce the County's drafts so that Taxpaying Property Owners can be informed and determine for ourselves how we will be impacted. We can't rely on the Petitioner's claims that certain uses will still be included or excluded.

And

"Naysayers...have begun a yard sign campaign".

Yes, we have and they read "NO to P-12, Save our Property Rights". Ironically enough, the yards signs posted by individual property owners along Campbell Lake Road, Gibraltar, and Marine View Drive were almost all stolen two weekends ago, with more stolen this last weekend. One might think that the Petitioner is after more than our Property Rights, and is resorting to stealing our Personal Property and Freedom of Speech as well.

I am bringing this to your attention to prompt the Planning Commission, the Planning Department and the Skagit County Board of Commissioners to be transparent. Provide us, the Citizens and your Constituents, the County's intentioned P-12 Rezone information. ALL citizens in the Rural Reserve zoning on South Fidalgo should be informed as to the proposed changes, not a select few that only claim to have the full support of the Commissioners and Community.

Sincerely,

Krysta Verbarendse

6192 Campbell Lake Road

Anacortes, WA 98221

Email from Petitioner:

From: Roger Robinson <rogerar...@gmail.com>

Date: June 9, 2018 8:28:58 PM PDT

To: "Roger A. Robinson" <rogerar...@gmail.com>

Subject: SAVE SOUTH FIDALGO! - P-12 Update

Dear SAVE SOUTH FIDALGO supporter,

“Misinformation” is alive and spreading about the P-12 rezone proposal for South Fidalgo. The Anacortes American has cut off all stories & letters to the editor because of it. This, after they published a misguided article a few weeks ago. The naysayers certainly seem to be misinformed. They have begun a yard sign campaign, too. They state that they disagree with P-12 in one breath, then explain that they don’t understand it, or haven’t read it in another. P-12 is an important zoning code designed to protect our rural character and to protect our property values.

Those who cry “Property Rights” must remember that they have neighbors who also have “Property Values” to “Protect”.

The history of P-12 starts with the South Fidalgo public asking Commissioners Janicki & Wesen for help curbing commercialization and growth on South Fidalgo, during a town hall meeting in the Summer of 2015. A new Sub-Area Plan is not in the County budget. The Commissioners directed us to make a rezone proposal for the RRv area on South Fidalgo.

Some 36 long time residents, concerned about South Fidalgo’s future, were the signers of the original proposal and submitted it to the Commissioners in late 2015. Since then, many more have signed on to help Save South Fidalgo!

Last year (Nov 2017) the Commissioners directed the Planning Department to change a couple of items so that the Commissioners could pass it this year during the 2018 Comp Plan Amendment hearings.

P-12 changes recommended by the Commissioners are as follows:

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.

All three Commissioners have been supportive of P-12, especially Commissioner Wesen. We won't know the exact wording in the new code until it is released by Planning. This year P-12 is Planning's proposal.

P-12 changes RRv to a South Fidalgo specific Rural code that protects our property values by removing some commercial/industrial uses from the "approved use list", protecting our rural lifestyle and our property values.

P-12 does not affect existing commercial businesses or home-based businesses.

P-12 does not increase density or allow housing developments.

P-12 provides a clinic on how the GMA system is supposed to work. Without logical zoning controls, South Fidalgo will eventually be but a memory, and our property values could be worth far less. Nothing brings down rural property values quicker than a "race track", a "golf course" or a "dog kennel" moving in next door!

P-12 goes in front of the citizen led Planning Commissioners soon, and you'll have the opportunity to voice your support. The question is - Will they protect the property values of all South Fidalgo residents and pass P-12?

We will keep you posted as we learn more.

SAVE SOUTH FIDALGO!

Roger Robinson

Rosario Beach

From: Nichelle Gilcrease-Wolfe
To: [PlanningCommissioners](#)
Subject: Request: Updated P-12 Status and notify you of NO P-12 signs stolen from my Rosario Road property!
Date: Wednesday, July 4, 2018 4:52:09 PM

Dear Planning Commission:

I'm contacting you, directly, to request additional information, regarding the proposed P-12 Zoning changes. As a citizen of Anacortes and taxpayer, I'm entitled to be kept informed of the latest information, regarding all proposed South Fidalgo zoning changes, which directly impact my property rights, my family and many friends and fellow citizens.

In addition, as a very proud, "No P-12 Zoning Changes" supporter, I've posted my signs on two different properties. The property in South Fidalgo, four of my five posted signs have been stolen. These signs are not only my "personal property," but also the personal property of many other "No P-12 Zoning Changes" supporters. It's apparent, those who've chosen to maliciously remove our signs from our properties, have different opinions and are in favor of restricting our property rights. Perhaps, they have also chosen to limit our "freedom of speech" rights, as well, by removing our "No P-12 Zoning Changes" signs from our properties. At any rate, such behavior is completely unacceptable, inappropriate and needs to come to a brisk stop.

Sincerely,

Nichelle Gilcrease
15279 Rosario Road
Anacortes, WA. 98221

and

2010 K Avenue
Anacortes, WA 98221

Sent from my iPhone

From: Katie Rowley
To: [Hal Hart](#); [PlanningCommissioners](#); [Commissioners](#)
Subject: Followup on our recent conversation Re: P-12
Date: Friday, July 6, 2018 4:01:36 PM
Attachments: [Tallies of Emails, Letters and Petitions.pdf](#)
[Jan 2018 Petition small file.pdf](#)
[SF Comment Statistics.pdf](#)

Hi Hal,

Thank you for your call the other day. I genuinely appreciate that you are taking the time to look into the proposed P-12 zoning changes and talk with the landowners on South Fidalgo who would be directly affected by them. I told you I would follow up with some documentation for some of the points I mentioned. They are mostly found on the Skagit County website.

It is important to me that the County understands that although we are opposed to the proposed P-12 zoning changes, my husband and I are not opposed to conservation, environmental concerns, preservation of rural character, or protection of clean water or fragile habitats. On the contrary, we intentionally purchased a 100-year old farm we are actively restoring, out of love for the history of the area and the stunning beauty of the forests and wildlife on our land.

We have registered our barn as a WA State Heritage Barn and are working on a grant that would include a conservation easement to protect its historical character. We donate a considerable amount every year to environmentally-conscious organizations, including the Friends of the Forest, which supports the Anacortes Community Forest Lands, which border our property. Our sole source of water is the island aquifer and we have a very strong personal motivation to protect it.

I also want to be very clear that I understand that guiding density is very important- we live in a world with tremendous population growth and need to be smart about how we plan for this.

My concern about the proposed changes to limit density on South Fidalgo, as well as proposed land use changes, is that they are illogical and have no basis in data or impact studies; they diminish the rural character by turning the countryside into an exclusive and expensive residential zone; and they limit agriculture (even with changes we've been told about it in the yet-unpublished memo) and block environmentally friendly technology. I am also concerned that people's investments of their hard-earned money, retirement income plans, and families' futures are now being taken from them without any clear explanation as to why these changes must occur, other than to satisfy the whims or opinions of a small group of people, many of whom aren't even affected by these changes.

I also find it concerning that people who are petitioning for these changes are actively trying to stifle public opposition. I recommended to you that you take a drive down Campbell Lake Rd to see how many people have signs up in opposition to the P-12. Within an hour of our conversation, all of the signs on Campbell Lake Rd were removed- even the ones screwed to fenceposts and mailboxes. Shockingly, this is the second time someone removed all of the signs opposing the P-12. Most landowners here have reposted them and we all hope that they won't be stolen again.

I have listed some of the items you said you would like to look into further. Again, these documents are available on the County website.

Public Opposition, Planning Commission Opposition, Planning Department Staff Support:

- March 2, 2017: [Planning Staff memo](#) before the public hearings recommended: approval of proposal to create SF-RR zone from Fidalgo RRv and against elimination of CaRDs on RRv land.
- April 6, 2017: [Public Comment](#)- majority of landowners oppose P-12. I cross-referenced all of the submissions against county records for land ownership and have attached those tallies and statistics from them.
- April 25, 2017: [Department Staff Report](#) recommends proceeding with P-12 with some alterations, despite public opposition or concerns
- May 16, 2017: [Planning Commission Recorded Motion](#) recommends proceeding with CPAs *WITHOUT* P-12, citing a number of reasons including purchasers' expectations for land uses to continue, lack of scientific data or evidence current zoning isn't working, and considerable public opposition
- July 5, 2017: [Planning Staff Memo](#) brushes over the Planning Commission Motion with one vague sentence and then proceeds to recommend to the BoCC that they proceed with the P-12 with the same recommendations they gave on April 25th, before the Planning Commission deliberation. No debate, argument, data or explanation was given as to why they were dismissing the Planning Commission and public opinion.

Planning Department Staff appears to be driving this and ([per Stacie Pratchner's testimony to the BoCC](#)) working directly with the original petitioner to enact his proposed changes, despite public opposition and the Planning Commission's recommendations to eliminate the P-12 from the CPAs. In my opinion, I doubt this was out of malicious intent, but rather a number of new people to the Department working on a major undertaking that required assimilating a massive amount of information. I think the petitioner was more than happy to help fill this information gap with his own opinions on his proposal, despite lacking data or justification for his proposed changes. Of course, I am only making assumptions here and have no direct knowledge as to the actual motivations of the Staff regarding insistence of pursuing the P-12, despite opposition from the public and against the Planning Commission's recommendation.

Density of Rural Reserve Land on South Fidalgo:

[Here](#) is the County analysis of RRv lots with potential for new development on South Fidalgo:

- There are 100 tracts eligible for CaRD use on RRv land totaling 2279 acres, with 71 current residences. Without CaRDs, an additional 130 residences could be permitted. With CaRDs, an additional 231 residences could be permitted.
- Currently, those 100 tracts have a density of 1 home/ 32 acres, but if all 100 tracts had a home on them, there would be a density of 1 home / 22.8 acres.
- Without CaRDs, the maximum density could be 1 home/ 11.3 acres.
- With CaRDs, the maximum density on those lots could be 1 home/ 7.5 acres.
- Compare this with allowed maximum density on Rural Intermediate at 1 residence/ 2.5 acres. Even with the unlikely utilization of every eligible CaRD bonus, RRv land would still be 3 x less dense than RI land on South Fidalgo.
- 3 CaRDs have been used between 1999 and 2016. Incidentally, those CaRDs also resulted in 37 acres being placed into Open Space designation.

I would like to point out that targeting Rural Reserve land on South Fidalgo, while leaving Rural Intermediate land untouched with no explanation or justification is arbitrary and discriminatory.

GMA Ruling on Rezoning or Sub-Area Plans for South Fidalgo:

[This 2007 GMA Hearings Board Order of Reconsideration](#) gives a good summary of the history of south Fidalgo and the GMA/ Sub-area plan process. Basically, 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.

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. 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."

Any discussions of non-compliance for completion of a Sub-area plan should reference actual GMA Hearings Board Orders.

Additional Concerns:

I believe you were cc'd on my email conversations with Commissioner Wesen and Stacy Pratchner regarding Sole Source Aquifers, as well as many other topics, such as concerns with how the County has handled proposed rezoning when dealing with the media; questions of the role of public opinion, the Planning Commission, and Planning Staff in the rezoning of our land; as well as clarification of Roger Robinson's role in County decision-making and map drawing re: South Fidalgo, particularly in the face of public opposition to his proposals. If you would like me to forward them to you, or you have any questions regarding the content of those conversations, please let me know.

Also, you mentioned there will be a BoCC meeting on July 24th regarding the proposed rezoning of Rural Reserve land on South Fidalgo. You stated you were unsure if public comment would be welcomed. I will not be able to attend because I have a very full schedule in my office that day, but I do know that a number of my neighbors would be very interested in attending. Do you have any more information about that meeting and whether or not public comments are allowed?

If you have any further questions, please do not hesitate to contact me.

Thank you again for your time-

Katie Rowley

Please see attached tallies of public comments and petitions, as well as analysis of them:

From: Pam Doddridge
To: [PlanningCommissioners](#)
Subject: No P-12 information request
Date: Monday, July 9, 2018 1:08:38 PM

Dear Planning Commission:

I am a taxpayer and a landowner in Skagit County, I own a large property on Fidalgo Island which happens to be in the RR zoning. I also have a blueberry farm in Skagit Valley, we are committed to this area, we love it and see no reason to change it. I am writing with a request for additional information on the proposal for P-12. Last year I was opposed and from the information I have seen there is very little difference coming this year and thus I will continue to be opposed. As I understand it a few members of the community started this, most of whom will not be affected by the changes as they are in RI zoning. Of concern to me is the amount of misinformation that these members have spread around the community as well as what they are asking for. I have caught the primary petitioner Roger Robinson in numerous mistruths as it relates to his reasoning behind P-12. I attended a meeting where Roger Robinson was discussing P-12 and when I asked for additional information on the proposed changes, he told me to put my name and email on the form he was circulating, turns out it was the petition for P-12, makes me question how many of those that signed the petition knew they were signing a petition and not just signing up for additional information. At this time, as far as myself and most of my neighbors who will be affected by this change there is no problem that needs to be fixed. Why is the county even wasting time on this? I am starting to believe this is just a mission by a few people and those in RI could actually see their property values increase because of this change while it stifles the rights of those in RR.

I would also like to note that we purchased signs and banners at a considerable cost in order to inform our neighbors of the proposed changes. Curiously the signs have been stolen three times, this after the petitioner Roger Robinson sent out a letter to his supporters letting them know that the "naysayers" as he put it have "begun a yard sign campaign". The petitioners obviously feel that it is not in our best interest to have information. Since posting the signs and starting to talk to homeowners that will be affected we have not encountered even one person that is in support of P-12. If you drive down Campbell Lake Rd, or Sharpe Rd all those signs were put up by the individual homeowners or with their permission. To the extent that now the theft has reached the level of grand theft, we have and will continue to call the Sheriff's office when they are stolen. It seems that the petitioners who started P-12 not only do they not believe our property rights are as valuable as theirs, they also believe we have no right to free speech. These signs were taken off of my and my neighbors personal property, what does it say about the petitioner's motivation that they feel they need to silence our voices?

Thank you for taking the time to read my letter and I hope the Planning Commission truly thinks about what is best for the majority of the homeowners on South Fidalgo Island.

Sincerely,

Pam Doddridge

From: Diane Crawford
To: [PlanningCommissioners; Krysta Verbarendse](#)
Subject: P-12
Date: Wednesday, May 30, 2018 3:40:06 PM

We bought our property on Campbell Lake in 1988. The land size then was 2 acre but when we tried to divide our 6 acre into 2 parcels, we were hounded by a group led by Katherine Alexander. They did not want more people . We were able to divide it after many battles but the group was able to change the size to 5 acres. So our neighbor

next door paid a very lot of money for his 9 and 1/2 acre which he could only build one house on. And which he has

been unable to sell. So we are against groups going in and telling others how they can use their property. From what I see, people are proud of their property and are not going to do things that will be objectionable. Also, from what I

have heard, most of the group for P-12 do not even live here. Please take note that we that live here oppose

P-12.

Thank you,

William (Dave) and Diane Crawford

5974 Campbell Lake Road

Anacortes, Wa. 98221

wadianc@comcast.net

FROM: John K. Dahl
Rural Reserve Property Owner/South Fidalgo
Email: johnkdahl@comcast.net

SUBJECT: Proposed South Fidalgo Rezone

TO: Board of County Commissioners
Email: commissioners@co.skagit.wa.us

Planning Commission
Email: planningcommission@so.skagit.wa.us

Planning Department Director
Email: HHart@co.skagit.wa.us

RECEIVED

JUL 24 2018

SKAGIT COUNTY
PDS

ENACTMENT OF THE PROPOSED SOUTH FIDALGO
REZONE PURSUANT TO THE 2018 COMPREHENSIVE
PLAN AMENDMENT HEARINGS IS WITHOUT MERIT

RCW 36.70A.020 and the Skagit County October 10, 2017
Countywide Planning Policies manual state:

"The property rights of landowners shall
be protected from arbitrary and
distrimentary actions."

Further, Section 6.2 of the Skagit Countywide Planning
Policies states:

"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 regulations."

In the matter at hand, the underlying petition submitted by
Roger Robertson for the proposed rezone of Rural Reserve properties
to a new designation South Fidalgo Rural Residential on South
Fidalgo fails to set forth a legal basis for the requested relief.

Rural Reserve is a residential designation under the
Comprehensive Plan consisting of one dwelling per ten (10) acres,
and the Plan does allow for additional uses, which requires a
permitting process with public input. The proposed rezone is
merely a residential designation maintaining the same density as
Rural Reserve, but eliminates allowable uses.

The request to restrict or eliminate allowable uses in the
rezone is arbitrary and capricious. It is not supported by any
facts or data. It is merely conclusionary and sets forth what
petitioner deems appropriate uses for South Fidalgo.

Under Section 6.2 of the Skagit County Planning Policies, 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 regulations. The petitioner has failed to set forth a clear purpose pursuant to Section 6.2 of the Skagit County Planning Policies for the rezone.

With regards to a welfare purpose, Petitioner may argue that changing Rural Reserve to residential specific and eliminating allowable uses will protect rural lifestyles and property values. However, this argument must fail since it is not the Commissioners responsibility to protect lifestyles and property values. The Commissioners' duty under the law is to protect rights of landowners from arbitrary and discriminatory actions. RCW 36.70A.020. Further, rezoning actions will be upheld only if there is substantial evidence indicating that the rezone furthers the pulc welfare and that changed circumstances warranted its passage. Hayden v. Port Townsend, 93 Wash.2d 870 (1980).

THE PROPOSED REZONE ELIMINATING
ALLOWABLE USES AMOUNTS TO A
REGULATORY TAKING

The County Commissioners cannot do indirectly that which they cannot do directly. The attempt to rezone the Rural Reserve properties west of Highway 20 from Sharpe's Corner in a set defined border and calling it South Fidalgo Rural Residential is nothing more than renaming an already existing residential designation under the Comprehensive Plan. The only difference in the proposed rezone is eliminating allowable uses.

Arguably, the County is attempting to eliminate allowable uses of an existing residential zone under the Comprehensive Plan through the zoning laws. As such, the zoning action must be within the police power, to-wit: "Bearing a reasonable relationship to public health, safety, welfare and morals". 44 Wn.2d 629; 90 Wn.2d 709; 91 Wn.2d 19, and means used to promote a proper police power objective must be substantially related to achievement of the objective. If an area is "rezoned", the rezone must be in general conformance with the Comprehensive Plan. 96 Wn.2d 201; 99 Wn.2d 363. Further, there must be a finding of changed conditions.

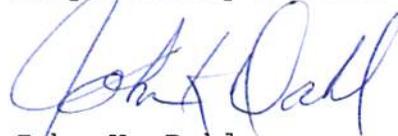
It is the county's burden to establish the proposed rezone is in conformance with the Comprehensive Plan and there are changed conditions that warrant the rezone. However, it appears the County's actions in the rezone eliminating authorized uses constitutes a Regulatory Taking. In which case, the regulation must substantially advance a legitimate public purpose and may not cause significant deprivation.

In the instant case, eliminating allowable uses will deprive rights of property owners operating under current land use regulations. Accordingly, since the County cannot directly amend the Comprehensive Plan to eliminate allowable uses, it should not

be allowed to indirectly eliminate the uses under the guise of a rezone. Hayden v. Port Townsend, supra.

In conclusion, the Skagit County Commissioners must reject the proposed South Fidalgo Rezone. The Petition and Petitioners' request presents nothing more than a fact free narrative. It is not supported by any legal basis. Hence, it is without merit.

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

P.O. Box 485
Anacortes, WA 98221

From: katie rowley
To: [Commissioners](#); [PlanningCommissioners](#); [Hal Hart](#)
Subject: Opposition to P-12 Zoning Changes
Date: Wednesday, July 25, 2018 11:46:57 AM

Dear Commissioners-

I was informed the letter I sent earlier this week was difficult to read due to a formatting error. I have sent it back to you after correcting the formatting in hopes it will be easier to read:

I am unable to attend the hearing on Tuesday July 24, 2018 due to work obligations. I would still like to express my opposition to the P-12 zoning change. My husband and I own Rural Reserve land on South Fidalgo Island. We were fully aware of the zoning of our land when we purchased it last year and do not want the zoning or land uses to be changed.

Our primary concern with the P-12 has been that it affects farming on South Fidalgo and we are in the process of restoring a 100-year-old farm. The P-12 asked to ban the production of farm goods, outdoor storage of natural products and seasonal worker housing, ironically in the name of "preserving the rural character of South Fidalgo." Though the County has not yet released an official updated draft, it is our understanding that farm goods will now be allowed on Rural Reserve, though outdoor storage and worker housing will not. It should be noted that seasonal worker housing would still be allowed on thousands of acres of Rural Intermediate land on South Fidalgo, which has much smaller parcels than Rural Reserve land. We bought an old farm with the intent of restoring it and farming the land and are opposed to any changes to land use which would negatively affect our ability to do this. In my opinion, limiting farming on a historic farm is the very definition of destroying the rural character of the area.

There are so many other reasons we are opposed to these proposed changes, I will list them as bulleted points for the sake of brevity. I would love to follow up with you on any and all of these in greater detail if you have any questions.

- The proposed land use changes are not based on any scientific data or research, just an arbitrary list of things the original petitioners did not think were "appropriate for South Fidalgo."
- There is no evidence the current zoning isn't working- what is the actual problem here? Are there any complaints regarding current uses?
- The P-12 runs against the [WA RCW 36.70A.020](#) and the 2007 [Skagit Countywide Planning Policies](#) manual which state, "The property rights of landowners shall be protected from arbitrary and discriminatory actions."
 - The manual further elaborates 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.”

- There is no GMA mandate for a South Fidalgo Subarea Plan, despite what we have been told by some planning department staff. [2007 GMA Hearings Board Order of Reconsideration](#)
- There is no Sole Source Aquifer (SSA) EPA designation, nor would the aquifer ever be given this designation because it does not meet either of the two EPI criteria that must both be met for EPA SSA designation. [EPA SSA Definition](#), [EPA SSA Petition Guidelines](#)
 - The P-12 petitioners have referred to protecting the “fragile aquifer”, yet oddly targets only Rural Reserve land, which is primarily inland. The P-12 does not affect Rural Intermediate land on South Fidalgo, which is primarily on the coastline and would be far more susceptible to salt water intrusion of the aquifer system.
 - The Fidalgo Island aquifer is already well-protected due to the fact that the overwhelming majority of Fidalgo residents (Anacortes residents, Swinomish reservation residents and many South Fidalgo residents) do not draw from the aquifer and, instead, add imported Skagit River water to the aquifer.
- It blocks environmentally friendly technology by banning anaerobic digesters, which could be particularly helpful in the future in dealing with failing septic systems on our Island.
- The previous attempt to rezone was unpopular, but it did treat South Fidalgo as one area, rather than just targeting one of the two major zones where people live. The P-12 is highly contentious because it dramatically changes the land uses, value and potential for one group of people in a very small area, while unfairly leaving the uses and potential untouched for another group of people living in the same small area.
- Many of the land uses this group is seeking to ban on Rural Reserve land because they are “odious” or “inappropriate” for South Fidalgo, would still be allowed on thousands of acres of Rural Intermediate land on South Fidalgo, which has much smaller parcels than Rural Reserve land.
 - For example, why would a dog kennel be too odious or inappropriate on a 10-acre parcel of land, but perfectly appropriate on a 2.5-acre parcel across the street?
- If further limiting density was determined to be necessary, why would the least dense land on the Island be targeted? Please see the [Skagit County CaRD Analysis of RRv lots on South Fidalgo](#):
 - Rural Reserve parcels have a minimum of 10-acre parcels, whereas Rural Intermediate land has minimum parcels of 2.5 acres
 - There are 100 CaRD-eligible parcels on Rural Reserve land. If all 100 were

utilized, that would yield a density on those parcels of 1 home/ 7.5 acres. Again, compare this with 1 home/ 2.5 acres allowed on Rural Intermediate land on South Fidalgo.

o Between 1999 and 2016, 3 CaRDs were utilized on Rural Reserve land.

- The P-12 petition was illogical from the outset. City planning should be based on research, data and logic, not scare tactics. The boogiemans examples given by the P-12 petitioners are highly unlikely and irrational.

- o A major agricultural processing plant would be extremely unlikely given the cost of the land, the absence of any existing large commercial agriculture, and the distance from major interstates or rail transport.

- o A commercial airport is not allowed in the zone, but would still be extremely unlikely given that Fidalgo Island already has an airport.

- o The idea that anyone would build a racetrack here is absurd considering there is already one 25 minutes away, not to mention that there simply is not the infrastructure here for such a venture.

- There is already an extensive permitting process, with public input, in place for any of the uses the P-12 petitioners are seeking to ban on Rural Reserve land.

- The majority of landowners that submitted public comment last year were opposed to the P-12. The public spoke and said “NO”. We want our representatives to hear us and not give in to special interests.

- The majority of the people that signed the petition earlier this year do not own this land and would not be affected by any of the changes.

- The majority of residents that submitted public comment in the previous attempt to rezone South Fidalgo in the early 2000’s were also opposed to zoning or land use changes. It was unpopular then and is unpopular now. [2006 Subarea Plan Draft](#)

- The P-12 will further limit affordable housing on Fidalgo Island. Currently CaRDs can enable residents to help their children afford homes in the area, while still keeping density low. Eliminating CaRDs on Rural Reserve land will drive home prices up and make it less feasible for local families to stay in the area.

It’s just flat out wrong to change the uses and value of the land people have purchased without any data, research or logical explanation as to why those changes are necessary. We can all understand that there are some instances of eminent domain where land must be taken or utilized in some way that is necessary for the greater good of society. However, this simply is not the case with the P-12. It is widely opposed, it is illogical, it is arbitrary, it has no scientific basis, no reasonable justification for its need has been given, and it doesn’t even accomplish the goals it purports to accomplish. **Please consider eliminating the P-12 from the Comprehensive Plan Amendments just as the public and the Planning Commission asked you to do last year.**

Thank you for your time,

Kathleen Rowley