

**2019 COMPREHENSIVE PLAN AMENDMENTS:
 WRITTEN COMMENTS RECEIVED BY FEBRUARY 19, 2019
 TESTIMONY RECEIVED AT PUBLIC HEARING ON JANUARY 29, 2019**

NAME	ORGANIZATION	PROPOSAL (key attached following comments)	METHOD	DATE
Alexandra, Kathryn	Friends of Skagit	PL18-0405	Email	2/5/19
Alexandra, Kathryn		P-4	Email	2/12/19
Allen, N		PL18-0405	Email	2/15/19
Allen, Nancy		PL18-0405	Email	2/18/19
Allen, Rik		PL18-0405	Email	2/19/19
Anderson, Angela D		PL18-0405	Email	2/18/19
Anderson, James		PL18-0405	Email	1/28/19
Angell, Tony		PL18-0405	Email	2/17/19
Arbogast, DeForest		PL18-0405	Email	2/17/19
Armstrong, Howard		PL18-0405	Email	2/19/19
Armstrong, Howard		PL18-0405	Email	2/20/19
Bakke, Janice		PL18-0405	Email	2/19/19
Ballantine, Linda		PL18-0405	Email	2/19/19
Barnard, Phoebe		PL18-0405	Email	2/16/19
Barnes, Joe & Cindy		PL18-0405	Email	2/16/19
Barnes, Joe & Cindy		PL18-0405	Email	2/16/19
Berg, Susan J & Scott, C Ronald		PL18-0405	Email	2/16/19
Betts, Byron		PL18-0405	Email	2/15/19
Betts, Byron		PL18-0405	Email	2/15/19
Bishop, Jessica		PL18-0405	Email	2/15/19
Bluhm, Kathryn M		PL18-0405	Email	2/16/19
Bluhm, Steven A		PL18-0405	Email	2/16/19
Bluhm, Steven A		PL18-0405	Email	2/16/19
Bradshaw, Dorothy		PL18-0405	Email	2/16/19
Bray, Martha		P-4, C-4, C-5	Email	2/17/19
Brems, Chris & Vicki		PL18-0405	Email	2/18/19
Briggs, C		PL18-0405	Email	2/19/19
Bromwell, Anne		PL18-0405	Email	2/19/19
Brown, Michael		P-1 , P-2	Email	2/1/19
Brunner, Catherine		PL18-0405	Email	2/18/19
Burke, Judith		PL18-0405	Email	2/16/19
Butler, Suzanne		PL18-0405	Email	2/18/19
Bylin, Ann		PL18-0405	Email	2/18/19
Bynum, Ellen	Friends of Skagit	PL18-0404, PL18-0405, P-1,	Email	2/2/19
Canniff, Natalie		PL18-0405	Email	2/3/19
Cannon, Cynthia		PL18-0405	Email	2/15/19
Carmichael, Robert & Jain, Simi	Carmichael, Clark, P.S Attorney at Law	PL18-0405	Email	2/19/19
Carson, Amy		PL18-0405	Email	2/19/19
Carson, Katie		PL18-0405	Email	2/18/19
Chahary, Conrad		PL18-0405	Email	2/19/19

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Chahary, Martha		PL18-0405	Email	2/19/19
Chambers, Belinda		PL18-0405	Email	2/18/19
Chase-Stapleton, Anne		PL18-0405	Email	2/16/19
Chase-Stapleton, Anne		PL18-0405	Email	2/18/19
Chelgren-Koterba, Pam		PL18-0405	Email	2/19/19
Christianson, Sue		PL18-0405	Email	2/19/19
Claypool, Brad		PL18-0405	Email	1/28/19
Clements, Katie		PL18-0405	Email	2/15/19
Clements, Katie		PL18-0405	Email	2/15/19
Clough, Debbie		PL18-0405	Email	2/16/19
Cole, Michael and Rebecca		PL18-0405	Email	2/18/19
Connors, Kimberly		PL18-0405	Email	2/19/19
Cooley, Ellen		PL18-0405	Email	1/31/19
Cornelius, Rita		PL18-0405	Email	2/16/19
Cothran, Lora		PL18-0405	Email	2/16/19
Crider, Charles	SICBA	PL18-0405	Email	2/13/19
Crowell, Nancy		PL18-0405	Email	1/27/19
Davis, Kimberly		PL18-0405	Email	2/17/19
Dawning, Julie		PL18-0405	Email	2/16/19
Day, Charlene		PL18-0405	Email	2/16/19
Deaton, Mary		PL18-0405	Email	2/16/19
Deering, Ken		PL18-0405	Email	2/18/19
Derig, Gene and Marilyn		PL18-0405	Email	1/27/19
DeVries, Raymond		PL18-0405	Email	2/16/19
Doran, Molly		P-4	Email	2/15/19
Doyle, John		PL18-0405	Email	1/28/19
Doyle, John		PL18-0405	Email	1/28/19
Duffy, Cheryl		PL18-0405	Email	1/31/19
Dykstra, Andrew		PL18-0405	Email	1/28/19
Edwards, Beth		PL18-0405	Email	2/19/19
Egbers, Steve and Pam		PL18-0405	Email	2/16/19
Ellenaj		PL18-0405	Email	2/19/19
Fahey, Susan		PL18-0405	Email	2/16/19
Falcetti, Gina		PL18-0405	Email	2/3/19
Fowler, Pamela		PL18-0405	Email	2/1/19
Fox, Nancy		P-1 & P-2	Hand Delivered	1/29/19
French, Arlene		PL18-0405	Email	2/4/19
Furst, Ted		PL18-0405	Email	2/15/19
Gastellum, Carolyn		P-4	Email	2/17/19
Gastellum, Carolyn		P-4	Hand Delivered	2/19/19
Gastellum, Ed		P-4	Email	2/17/19
Giebels, Verna		PL18-0405	Email	2/18/19

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Giebels, Verna		PL18-0405	Email	2/18/19
Glade, Tom	Evergreen Islands	PL18-0405	Email	2/19/19
Glade, Tom	Evergreen Islands	PL18-0405	Email	2/19/19
Godfrey, Jane		PL18-0405	Email	2/20/19
Goforth, Reid		PL18-0405	Email	2/19/19
Good, Randy		PL18-0405	Hand Delivered	1/29/19
Gordon, Eddie		PL18-0405	Email	2/18/19
Gordon, Jan		PL18-0405	Email	2/19/19
Goss, Susan		PL18-0405	Email	2/18/19
Gravley, Audrey		PL18-0405	Email	2/19/19
Greenwald, Daniel		PL18-0405	Email	2/17/19
Gruel, Nancy		PL18-0405	Email	2/1/19
Gubitosi, Madison		PL18-0405	Email	2/1/19
Haas, Ron			Mail	1/24/19
Hallenback, Judi		PL18-0405	Email	2/19/19
Hansen, Merideth		PL18-0405	Email	2/18/19
Harlan, Maureen		PL18-0405	Email	2/18/19
Harrah, Charles		PL18-0405	Email	2/19/19
Hart, Deryl & Michel, Pascale		PL18-0405	Email	2/17/19
Hart, James		PL18-0405	Email	2/16/19
Hayton, William		PL18-0405	Email	2/16/19
Heiner, Virginia		PL18-0405	Email	2/19/19
Heiser, Christi		PL18-0405	Email	2/15/19
Herbert, Ilona		PL18-0405	Email	2/1/19
Hill, Jon & Charlotte		PL18-0405	Email	2/15/19
Hixson, Heidi		PL18-0405	Email	2/16/19
Hixson, Matt		PL18-0405	Email	2/17/19
Holder, Mary Ruth		P-4	Hand Delivered	1/29/19
Holland, Melissa		PL18-0405	Email	2/15/19
Holland, Melissa		PL18-0405	Email	2/15/19
Hollerith Allen, Nanci		PL18-0405	Email	2/18/19
Holmes, Ronald	Skagit Audubon	P-4	Hand Delivered	2/19/19
Howe, Glen		PL18-0405	Email	2/16/19
Howe, Glen		PL18-0405	Email	2/16/19
Hughes, Michael	Skagit County	PL18-0405	Hand Delivered	2/19/19
Hurd, John		PL18-0405	Email	2/19/19
Inglis, Debra Ann		PL18-0405	Email	2/19/19
Johnson Mark Lief		PL18-0405	Email	2/19/19
Johnson, Don		PL18-0405	Email	2/19/19
Johnson, Don		PL18-0405	Email	2/19/19
Johnson, Erik		PL18-0405	Email	2/19/19

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Johnson, Janine		PL18-0405	Email	2/19/19
Johnson, Juli		PL18-0405	Email	2/19/19
Johnson, Kirk		P-4	Hand Delivered	1/29/19
Johnson, Mark & Jeanne		PL18-0405	Email	2/19/19
Johnson, Sharon		PL18-0405	Email	2/2/19
Kidder, Rosemarie		PL18-0405	Email	2/1/19
Kidwell-Ross, Ranger		PL18-0405	Email	2/18/19
Klien, Sheila & Niemi, Ries		PL18-0405	Email	2/16/19
Knapp, Tim		PL18-0405	Email	2/19/19
Knapp, Tim		PL18-0405	Email	2/19/19
Kohnert, Christine		PL18-0405	Email	2/18/19
Koterba, Frank		PL18-0405	Email	2/19/19
Kyle, Gretchen		PL18-0405	Email	2/18/19
Kyle, Gretchen		PL18-0405	Email	2/18/19
Lambertson, Eileen		PL18-0405	Email	2/2/19
Lance, Lettie Bridgmann		PL18-0405	Email	2/15/19
Landstrom, Chris & Lorraine		PL18-0405	Email	2/18/19
Larrabee, Consuelo		PL18-0405	Email	2/15/19
Laslie, Maude		PL18-0405	Email	2/18/19
Lee, Harold & Hella		P-4	Email	2/11/19
Lightner, April		PL18-0405	Email	2/1/19
Linak, Michelle		PL18-0405	Email	2/1/19
Lord, Isaac		PL18-0405	Email	2/16/19
Lord, Isaac		PL18-0405	Email	2/16/19
Lord, Robert & Susan		PL18-0405	Email	2/16/19
Lorgen, Anne		PL18-0405	Email	2/19/19
Lospalluto, Steven		PL18-0405	Email	2/19/19
Luttikhuizen, Esther		PL18-0405	Email	2/16/19
Lynch, Robert		PL18-0405	Email	2/16/19
Lynch, Susan		PL18-0405	Email	2/15/19
Maharaj, Devendra	Verizon Wireless	P-3	Hand Delivered	1/29/19
Manuel, Val		PL18-0405	Email	2/18/19
Matts, Ted		PL18-0405	Email	2/19/19
Matts, Ted		PL18-0405	Email	2/19/19
McArdle, Mary Jo		PL18-0405	Email	2/16/19
McClintock, Mike & Gloria		PL18-0405	Email	2/16/19
McCulloch, Laurence		PL18-0405	Email	2/16/19
McDaniel, Lynn		PL18-0405	Email	2/12/19
McJunkin, Lin		P-4	Email	1/24/19
McKinney, Janet		PL18-0405	Email	2/15/19
McKinney, Janet		PL18-0405	Email	2/15/19
McQueen, Cristal		PL18-0405	Email	2/7/19
Metcalf, Marlo		PL18-0405	Email	2/16/19
Meyer, Ann		PL18-0405	Email	2/18/19

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Miles, Betty		PL18-0405	Email	1/27/19
Miles, Betty		PL18-0405	Email	1/28/19
Minerich, Lynn		PL18-0405	Email	2/17/19
Moe, Amy		PL18-0405	Email	2/15/19
Moore, Kathy		PL18-0405	Email	1/31/19
Mott, John		PL18-0405	Email	2/19/19
Mueller Keefe, Dana		PL18-0405	Email	2/4/19
Mullen, Val & Kevin		PL18-0405	Email	2/19/19
Mullins, Karin		PL18-0405	Email	2/15/19
Mureau, Mary		PL18-0405	Email	2/19/19
Mureau, Mary		PL18-0405	Email	2/19/19
Nelson, Alice & Pete		PL18-0405	Email	2/16/19
Newman, Mary		PL18-0405	Email	1/30/19
Niblack, Natalie		PL18-0405	Email	2/18/19
Niemi, Ries		PL18-0405	Email	2/19/19
Nordstrom, Leslie		PL18-0405	Email	2/17/19
Orsini, Stephen		PL18-0405	Email	1/30/19
Pearce, Ken		PL18-0405	Email	2/19/19
Pennington, Marnie		PL18-0405	Email	2/19/19
Perkins, Sandra		PL18-0405	Email	2/16/19
Person, David		PL18-0405	Email	2/18/19
Pierce, Elizabeth		PL18-0405	Email	2/1/19
Porch, Eileen		PL18-0405	Email	2/18/19
Price, Mary		PL18-0405	Email	2/16/19
Radich, Trisha		PL18-0405	Email	2/19/19
Raymond, Bob		PL18-0405	Email	2/15/19
Raymond, Bob		PL18-0405	Email	2/19/19
Reid, Ann		PL18-0405	Email	2/16/19
Richardson, Cynthia		PL18-0405	Email	2/16/19
Richmond, Ruth		PL18-0405	Email	2/19/19
Robbins, Doris		PL18-0405	Email	2/16/19
Roberts, Lenore		PL18-0405	Email	2/16/19
Rooks, Hal	GIPAC	P-1 & P-2	Hand Delivered	1/29/19
Roozen, Brandon	Western	PL18-0405	Email	2/20/19
Rose, Patty		P-1 & P-2	Email	2/2/19
Rose, Valerie		PL18-0405	Email	2/18/19
Ross, Shelley		PL18-0405	Email	2/19/19
Rostykus, David		PL18-0405	Email	2/19/19
Rozema, Allen	Skagitonians to	PL18-0405	Hand Delivered	2/15/19

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Russell, Sue		PL18-0405	Email	2/5/19
Russell, Sue		PL18-0405	Email	2/5/19
Ryan, Rosemary		PL18-0405	Email	2/19/19
Scanes, Carole		PL18-0405	Email	2/18/19
Schoonover, Donna		PL18-0405	Email	1/31/19
Schutz, Eric		PL18-0405	Email	2/19/19
Sherman, Elizabeth		PL18-0405	Email	2/19/19
Shop, Ed		PL18-0405	Email	2/15/19
Shore, Eden		PL18-0405	Email	2/15/19
Smith, Timothy		PL18-0405	Email	2/19/19
Soler, Chris		PL18-0405	Email	2/18/19
Soler, Chris		PL18-0405	Email	2/18/19
Spiess, Simone		PL18-0405	Email	2/16/19
Springmeyer, Lindy		PL18-0405	Email	2/16/19
Stapp, Sally		P-1, P-2	Email	1/28/19
Starbuck, Sandra		PL18-0405	Email	2/15/19
Stevens, Sarai		PL18-0405	Email	2/18/19
Stewart Stien, Christi		PL18-0405	Email	2/1/19
Stewart Stien, Christi		PL18-0405	Email	2/1/19
Stewart, John		PL18-0405	Email	2/18/19
Stringer, Kristina		PL18-0405	Email	2/1/19
Strong, Megan		PL18-0405	Email	1/31/19
Struck, Margaret		PL18-0405	Email	1/31/19
Tenneson, Sandy		PL18-0405	Email	2/10/19
Thomas, Tamara		PL18-0405	Email	2/18/19
Thomas, Vicki		PL18-0405	Email	2/5/19
Tobiason, Michael		PL18-0405	Email	2/15/19
Tompkins, Pepper		PL18-0405	Email	2/15/19
Trent, Bonnie		PL18-0405	Email	2/18/19
Trevillion, J		PL18-0405	Email	2/7/19
Trohimovich, Tim	Futurewise	PL18-0405	Email	1/31/19
Turner, Robyn		PL18-0405	Email	2/16/19
Valentine, Myrrica		PL18-0405	Email	2/19/19
Vance, Ed		PL18-0405	Email	2/15/19
Vander Meulen, Nicole		PL18-0405	Email	2/18/19
Veloz, Christina		PL18-0405	Email	2/11/19
Veloz, Christina		PL18-0405	Email	2/11/19
Walker, Ann		PL18-0405	Email	2/19/19
Walsh, B Michael		PL18-0405	Email	2/16/19
Wells, Darcy		PL18-0405	Email	2/16/19
Wenrich, Marjorie &		PL18-0405	Email	2/18/19
West, Julianna		PL18-0405	Email	2/16/19
White, Cindi		PL18-0405	Email	2/18/19

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Wicksnin, Patty		PL18-0405	Email	1/30/19
Williamson, Thomas		PL18-0405	Email	2/16/19
Willis, Cheryl		PL18-0405	Email	2/17/19
Wilson, Patricia		PL18-0405	Email	2/16/19
Wilson, Patricia		PL18-0405	Email	2/16/19
Winkes, Anne		P-4	Email	1/22/19
Winkes, Anne		PL18-0405	Email	2/18/19
Wood, Ivana		PL18-0405	Email	2/19/19
Woodmansee, Paul	BYK Construction	PL18-0405	Email	2/11/19
Xaver, Andrea		PL18-0405	Hand Delivered	1/30/19
Young, Joanne & Jim		PL18-0405	Email	2/16/19
Young, Joanne & Jim		PL18-0405	Email	2/16/19
Young, Joanne & Jim		PL18-0405	Email	2/16/19
Zumpano, Anthony		PL18-0405	Email	2/1/19
	Visions	PL18-0405	Email	2/15/19

From: [kathryn alexandra](#)
To: [PDS comments](#)
Subject: PL18-0405
Date: Sunday, January 27, 2019 5:22:16 PM

Friends of Skagit County opposes docketing PL18-0405 proposed by Skagit Partners to allow an FCC of 4,000 homes (near Avalon Golf Course). Skagit County does not need a Fully Contained Community - 4,000 houses + commercial retail, schools, roads, fire, police, etc. built on rural resource lands! I am absolutely opposed to this as I was when it proposed in the past. Why can't it be permanently denied.?

**Sincerely, Kathryn Alexandra
4311 Ginnett Rd
Anacortes, WA 98221**



Virus-free. www.avast.com

From: [kathryn.alexandra](#)
To: [Commissioners](#)
Subject: protect heron rookeries
Date: Tuesday, February 12, 2019 5:50:31 PM

Skagit Land Trust recommends the County be informed by the Washington Dept. of Fish & Wildlife (WDFW) Management Recommendations for Great Blue Herons and take into account conditions unique to Skagit County as it considers strengthening its Critical Areas Ordinance (CAO) protections for this species. I wish to support the issues recommended by the Skagit Land Trust. We must keep our heron population healthy. They are a precious icon for our area.

Sincerely, Kathryn Alexandra

4311 Ginnett Rd.
Anacortes, WA 98221



Virus-free. www.avast.com

From: [N Allen](#)
To: [PDS comments](#)
Subject: vote NO on allowing a Fully contained community in Skagit County
Date: Friday, February 15, 2019 3:22:56 PM

This is an atrocity to even consider voting yes.
Do NOT ignore countywide planning policies!

From: [website](#)
To: [Planning & Development Services](#)
Subject: PDS Comments
Date: Monday, February 18, 2019 1:30:01 PM

Name : Nancy Allen
Address : po Box 221
City : Bow
State : wa
Zip : 98232
email : loneoak@cnw.com
Phone : 3609412353

PermitProposal : Skagit County's 2019 Docket - Avalon Development

Comments : The Avalon Fully Contained Community proposal is inconsistent and in conflict with the 2007 Skagit County Countywide Planning Policies (CPPs) which have been mutually agreed to by Skagit County and local municipalities to sustainably manage growth. Specifically, CPP 1.1 directs all urban growth into EXISTING Urban Growth Areas.

Because there is no credible evidence that local municipalities do not have the capacity within existing UGAs to accommodate existing growth projections, moving forward with docketing this proposal will be in violation of the 2007 County Wide Planning Policies and the 2002 Framework Agreement between Skagit County, The City of Burlington, The City of Mount Vernon, the City of Anacortes, the City of Sedro-Woolley, and the Town of La Conner.

In addition, the proposal is inconsistent with the Skagit County's Comprehensive Plan, UGA designation policies and the Envision Skagit 2060 Citizen Committee Final Recommendations. Please vote no on docketing this proposal.

I am in agreement with many others that this is absolutely unsustainable. We have already lost revenue from our local Indian tribes. Additionally, this impact is fool-hardy. This is an agricultural corridor which we cannot revive once treaded unfavorably upon. This is the beginnings of what happened in Kent Valley, let's not do it here. We as tax payers do NOT want to suffer additional burden on our infrastructure, water, ag land, forest land etc. This is complete unacceptable.

From Host Address: 172.92.193.186

Date and time received: 2/18/2019 1:28:54 PM

From: [Rik Allen](#)
To: [PDS comments](#)
Subject: Skagit County 2019 Docket
Date: Tuesday, February 19, 2019 10:35:46 AM

Dear Commissioners:

The Avalon Fully Contained Community proposal is inconsistent and in conflict with the 2007 Skagit County Countywide Planning Policies (CPPs) which have been mutually agreed to by Skagit County and local municipalities to sustainably manage growth. Specifically, CPP 1.1 directs all urban growth into **EXISTING** Urban Growth Areas.

Because there is no credible evidence that local municipalities do not have the capacity within existing UGAs to accommodate existing growth projections, moving forward with docketing this proposal will be in violation of the 2007 County Wide Planning Policies and the 2002 Framework Agreement between Skagit County, The City of Burlington, The City of Mount Vernon, the City of Anacortes, the City of Sedro-Woolley, and the Town of La Conner.

In addition, the proposal is inconsistent with the Skagit County's Comprehensive Plan, UGA designation policies and the Envision Skagit 2060 Citizen Committee Final Recommendations. Please vote no on docketing this proposal.

Rik Allen
22018 Grip Road
Sedro-Woolley
360.202.1063

From: [Angie Anderson](#)
To: [PDS comments](#)
Subject: Skagit County's 2019 Docket
Date: Monday, February 18, 2019 2:03:35 PM

Dear Commissioners:

The Avalon Fully Contained Community proposal is not consistent with and is in conflict with the 2007 Skagit County Countywide Planning Policies, which have been agreed on by Skagit County and the local municipalities to sustainably manage growth. Specifically, CPP 1.1 directs all urban growth into existing Urban Growth Areas.

There is no evidence that local municipalities do not have the capacity within existing Urban Growth Areas to accommodate existing growth projections, moving forward with docketing this proposal will be in violation of the 2007 County Wide Planning Policies and the 2002 Framework Agreement between Skagit County, The City of Burlington, The City of Mount Vernon, the City of Anacortes, the City of Sedro-Woolley, and the Town of La Conner.

Also, the proposal is not consistent with the Skagit County's Comprehensive Plan, Urban Growth Areas designation policies and the Envision Skagit 2060 Citizen Committee Final Recommendations. **PLEASE VOTE NO** on docketing this proposal.

Thank you for your time.

Angela D Anderson

16765 Donnelly Road

Mount Vernon, WA 98273

From: website@co.skagit.wa.us
To: [Planning & Development Services](#)
Subject: PDS Comments
Date: Monday, January 28, 2019 11:50:00 AM

Name : James Anderson
Address : 20780 Kelleher Rd
City : Burlington
State : WA
Zip : 98233
email : 2oldowls@gmail.com
Phone : 360-420-0291
PermitProposal : PL 18-405
Comments : Skagit County Docket PL-18-0405 proposed by Skagit Partners to allow an Fully Contained Community

County Commissioners, as you are aware we have been here before. Once again we have Skagit Partners, proposing this Fully Contained Community (FCC) as they did last year and the year before. FCCs are not permitted in Skagit County and for very good reasons. They create sprawl in spite of the name they are given. No community is “fully contained” in the sense that people will travel from town to town for business and pleasure. FCCs are not compatible with Skagit County lifestyle. The GMA requires the county and cities to allocate population for the next 20 years to cities, towns, and their urban growth areas. Population targets can be met within these city limits and their urban growth areas. This is the best path forward to retain our rural lifestyle here in Skagit County.

If commissioners are going to consider FCCs be allowed in Skagit County, it should be at the bequest of the Planning and Development Services as a stand alone issue. It should not be the county’s responsibility to establish a process for consideration and approval of a development that is not currently allowed. Skagit Partners has suggested in their proposal some sort of private relationship be developed with Skagit County. I am appalled that they are offering to actually pay county staff to get their way in this.

Land owners within Skagit Partners do not need a FCC to develop their property. In 2007 landowners proposed a 77 acre, 12 lot subdivision in the same area. Though it may be controversial, it is certainly a more moderate approach to development than a FCC. Landowners within Skagit Partners have other options.

As in years past County Commissioners may include, exclude, or defer from the 2019 docket based on the criteria in the Comprehensive Plan and SCC. The request has been deferred in 2016, 2017, and 2018. The Planning Department has studied this proposal, at no insignificant cost, and again recommended Commissioners exclude this proposal from the docket. In effect, applicant has paid the \$5040 fee for a Comprehensive Plan/Land Use Map Amendment pursuant to their original application in 2015 and for four years had their cost of fees deferred, at taxpayers expense, because of County Commissioners decision to continue to defer their decision to docket it. It is time for County Commissioners to exclude this proposal as recommended.

James Anderson
20780 Kelleher Rd

Burlington WA

From Host Address: 184.53.16.194

Date and time received: 1/28/2019 11:48:42 AM

From: rolfeangell@aol.com
To: [PDS comments](#)
Subject: Regarding Skagit Co. 2019 Docket/Fully Contained Communities
Date: Sunday, February 17, 2019 12:13:52 PM

Dear Skagit County Commissioners:

It is with great concern that I write to you and strongly recommend you vote NO on action related to Fully Contained Communities in Skagit County.

For more than half a century I have witnessed, what for the most part, have been the thoughtful and responsible growth and development activities in Skagit County. Current policies have wisely encouraged growth within the existing suburban structures thereby giving access to and protecting and sustaining the exceptional natural amenities that this unique county possesses. The agricultural, recreational and natural ecosystems are extraordinary in their economic importance to our entire region.

Allowing a separate community to be developed apart from the present municipal support systems will be an overwhelming burden on the existing health, educational and transportation networks. It also seems that this action largely benefits development interests. Could it be that such self serving enterprises are seeking to override the original visionary planning?

There is no doubt that our current and subsequent generations will be forever thankful for your decision to vote NO.

With my thanks,

Tony Angell
Artist/Author

From: [website](#)
To: [Planning & Development Services](#)
Subject: PDS Comments
Date: Sunday, February 17, 2019 8:10:01 PM

Name : DeForest Arbogast
Address : 388 Windsun Way
City : Camano Island
State : WA
Zip : 98282
email : arbogast@fidalgo.net
Phone : 360-387-7498
PermitProposal : Skagit County's 2019 Docket
Comments : Commissioners:

The Avalon Fully Contained Community proposal is inconsistent and in conflict with the 2007 Skagit County Countywide Planning Policies (CPPs) which have been mutually agreed to by Skagit County and local municipalities to sustainably manage growth. Specifically, CPP 1.1 directs all urban growth into EXISTING Urban Growth Areas.

Because there is no credible evidence that local municipalities do not have the capacity within existing UGAs to accommodate existing growth projections, moving forward with docketing this proposal will be in violation of the 2007 County Wide Planning Policies and the 2002 Framework Agreement between Skagit County, The City of Burlington, The City of Mount Vernon, the City of Anacortes, the City of Sedro-Woolley, and the Town of La Conner.

In addition, the proposal is inconsistent with the Skagit County's Comprehensive Plan, UGA designation policies and the Envision Skagit 2060 Citizen Committee Final Recommendations. Don't ruin Skagit County.

Continue voting no on docketing this proposal.

From Host Address: 67.206.187.10

Date and time received: 2/17/2019 8:06:13 PM

From: [Howard Armstrong](#)
To: [PDS comments](#)
Subject: Avalon
Date: Tuesday, February 19, 2019 4:25:45 PM

I oppose the proposed community. There is still plenty of room for growth within our cities where there is appropriate infrastructure in place. Please deny this request.

Thanks for considering my comments.

Howard Armstrong

From: website@co.skagit.wa.us
To: [Planning & Development Services](#)
Subject: PDS Comments
Date: Wednesday, February 20, 2019 6:50:01 AM

Name : Howard Armstrong
Address : 11510 Scott Road
City : Bow
State : WA
Zip : 98232
email : godwits95@gmail.com
Phone : (360) 766-6657
PermitProposal : Avalon

Comments : I oppose the proposed community. There is still plenty of room for growth within our cities where there is appropriate infrastructure in place. Please deny this request.

Thanks for considering my comments.

Howard Armstrong

From Host Address: 172.92.211.17

Date and time received: 2/20/2019 6:48:32 AM

From: [Janice Bakke](#)
To: [PDS comments](#)
Subject: Skagit County's 2019 Docket
Date: Tuesday, February 19, 2019 8:34:06 AM

Dear Commissioners:

The Avalon Fully Contained Community proposal is inconsistent and in conflict with the 2007 Skagit County Countywide Planning Policies (CPPs) which have been mutually agreed to by Skagit County and local municipalities to sustainably manage growth. Specifically, CPP 1.1 directs all urban growth into **EXISTING** Urban Growth Areas.

Because there is no credible evidence that local municipalities do not have the capacity within existing UGAs to accommodate existing growth projections, moving forward with docketing this proposal will be in violation of the 2007 County Wide Planning Policies and the 2002 Framework Agreement between Skagit County, The City of Burlington, The City of Mount Vernon, the City of Anacortes, the City of Sedro-Woolley, and the Town of La Conner.

In addition, the proposal is inconsistent with the Skagit County's Comprehensive Plan, UGA designation policies and the Envision Skagit 2060 Citizen Committee Final Recommendations. Please *vote no* on docketing this proposal.

Sincerely,

Janice Bakke

19356 Conway Hill Rd

Mount Vernon, WA 98274

[Sent from Yahoo Mail on Android](#)

From: [Linda Ballantine](#)
To: [PDS comments](#)
Subject: Avalon Fully Contained Community proposal
Date: Tuesday, February 19, 2019 11:58:57 AM

Dear Commissioners:

I urge you to vote no on the Avalon Fully Contained Community proposal. It is in direct conflict with the 2007 Skagit County Countywide Planning Policies (CPPs) which direct all urban growth into existing Urban Growth Areas.

Because there is no credible evidence that local municipalities do not have the capacity within existing UGAs to accommodate existing growth projections, moving forward with docketing this proposal will be in violation of the 2007 County Wide Planning Policies and the 2002 Framework Agreement between Skagit County, The City of Burlington, The City of Mount Vernon, the City of Anacortes, the City of Sedro-Woolley, and the Town of La Conner.

In addition, the proposal is inconsistent with the Skagit County's Comprehensive Plan, UGA designation policies and the Envision Skagit 2060 Citizen Committee Final Recommendations. Please vote no on docketing this proposal.

Sincerely,

Linda Ballantine
Samish Island

From: [Phoebe Barnard \(home\)](#)
To: [PDS comments](#)
Subject: Skagit County's 2019 Docket - Fully contained communities proposal
Date: Saturday, February 16, 2019 1:10:43 PM

To the Skagit County Board of County Commissioners – Commissioners Janicki, Dahlstedt and Wesen,

I have been involved, in my international career, in improving the basis for wise planning, policy and management in different countries in the world. Now a resident of Skagit County for some years, I have been reading about the proposal to use arable land to build a ‘fully contained community’ north of Burlington, and have studied some of the background maps and documents relating to the proposal.

It should ***always*** concern us when farmland is used for bedroom communities, especially those without sustainable economic centers and public transit. So many mistakes were made in the late 20th century on that line. We must look ahead to how to do better, and not repeat mistakes of the past.

This looks to me to be a very ill-conceived idea which could undermine future food security in our valley, and may not have the sustainability of resources, infrastructure or public goodwill to support it. Please, vote no on this proposal. Thanks and warm wishes to you all.

Phoebe (in personal capacity as a west Skagit resident in Mt Vernon)

Prof Phoebe Barnard

Chief Science and Policy Officer, Conservation Biology Institute - <https://consbio.org/>

Affiliate Professor, University of Washington | <https://www.uwb.edu/ias/faculty-and-staff/phoebe-barnard>

Honorary Research Associate, University of Cape Town - <http://www.fitzpatrick.uct.ac.za/fitz/staff/research/barnard>

former (2017-2018) Executive Director, Pacific Biodiversity Institute – www.pacificbiodiversity.org

cell: +1 360 914 2307 (Mount Vernon, Washington, USA)

phoebe.barnard@consbio.org (work) and phoebebarnard2018@gmail.com (personal)

personal portal – www.phoebebarnard.com

Alliance of Leading Environmental Researchers & Thinkers page: <http://alert-conservation.org/key-people/>

From: [J & C Barnes](#)
To: [PDS comments](#)
Subject: Skagit County's 2019 Docket - proposed Avalon development
Date: Saturday, February 16, 2019 8:41:44 AM

Dear Councilmembers,

You have very difficult jobs in leading Skagit County, with many different ideas, concerns, issues, etc. facing you and all our residents. Thank you for your service for this.

My wife and I are very disturbed by the proposed high density development (called Avalon) north of Burlington. It has so many bad issues that I am, frankly, amazed that you have let it get this far. One of the best things about our county is that it has been carefully managed for healthy growth and respect for our heritage of agriculture. Agriculture is a major part of our economy.

Once farm land is taken and put in to the type of usage it is gone forever. I had thought that the growth plans for Burlington and the other cities in the county had areas for growth that are more fitting than taking a big chunk of land outside any existing cities and putting it in farmland, even if the farmland may or may not be "prime".

I urge you, in the strongest terms, to not proceed with this ill-advised proposal. It will cause huge problems in so many ways that it would take a book to address them all. Please reconsider and stop this proposal dead in its tracks.

Thank you,

Joe & Cindy Barnes
2107 11th St
Anacortes, WA 98221

From: [J & C Barnes](#)
To: [PDS comments](#)
Subject: Re: Skagit County's 2019 Docket - proposed Avalon development
Date: Saturday, February 16, 2019 8:44:48 AM

Please pardon my misstatement in addressing our Commissioners as Councilmembers in the email I just wrote.

Joe Barnes

On Sat, Feb 16, 2019 at 8:41 AM J & C Barnes <maggiedrum.hm@gmail.com> wrote:

Dear Councilmembers,

You have very difficult jobs in leading Skagit County, with many different ideas, concerns, issues, etc. facing you and all our residents. Thank you for your service for this.

My wife and I are very disturbed by the proposed high density development (called Avalon) north of Burlington. It has so many bad issues that I am, frankly, amazed that you have let it get this far. One of the best things about our county is that it has been carefully managed for healthy growth and respect for our heritage of agriculture. Agriculture is a major part of our economy.

Once farm land is taken and put in to the type of usage it is gone forever. I had thought that the growth plans for Burlington and the other cities in the county had areas for growth that are more fitting than taking a big chunk of land outside any existing cities and putting it in farmland, even if the farmland may or may not be "prime".

I urge you, in the strongest terms, to not proceed with this ill-advised proposal. It will cause huge problems in so many ways that it would take a book to address them all. Please reconsider and stop this proposal dead in its tracks.

Thank you,

Joe & Cindy Barnes
2107 11th St
Anacortes, WA 98221

From: susan Berg <sjberg00@hotmail.com>
Sent: Saturday, February 16, 2019 8:33 AM
To: Commissioners <commissioners@co.skagit.wa.us>
Subject: SKAGIT COUNTY'S 2019 DOCKET

Dear Sir or Madam,

We ask you to vote NO on Fully Contained Communities in Skagit County.

Sincerely

Susan J. Berg
C. Ronald Scott, MD

From: [Byron Betts](#)
To: [PDS comments](#)
Subject: Skagit county's 2019 docket
Date: Friday, February 15, 2019 8:33:03 PM

To our Commissioners,

Please vote no on The Avalon fully contained community proposal.

The Avalon Fully Contained Community proposal is inconsistent and in conflict with the 2007 Skagit County Countywide Planning Policies (CPPs) which have been mutually agreed to by Skagit County and local municipalities to sustainably manage growth. Specifically, CPP 1.1 directs all urban growth into EXISTING Urban Growth Areas.

Because there is no credible evidence that local municipalities do not have the capacity within existing UGAs to accommodate existing growth projections, moving forward with docketing this proposal will be in violation of the 2007 County Wide Planning Policies and the 2002 Framework Agreement between Skagit County, The City of Burlington, The City of Mount Vernon, the City of Anacortes, the City of Sedro-Woolley, and the Town of La Conner.

In addition, the proposal is inconsistent with the Skagit County's Comprehensive Plan, UGA designation policies and the Envision Skagit 2060 Citizen Committee Final Recommendations. Please vote no on docketing this proposal.

Thank you for your time,

Byron Betts,
Resident of unincorporated Skagit County

From: [Byron Betts](#)
To: [PDS comments](#)
Subject: Skagit county's 2019 docket
Date: Friday, February 15, 2019 9:25:16 PM

To our Commissioners,

Please vote no on The Avalon fully contained community proposal.

The Avalon Fully Contained Community proposal is inconsistent and in conflict with the 2007 Skagit County Countywide Planning Policies (CPPs) which have been mutually agreed to by Skagit County and local municipalities to sustainably manage growth. Specifically, CPP 1.1 directs all urban growth into EXISTING Urban Growth Areas.

Because there is no credible evidence that local municipalities do not have the capacity within existing UGAs to accommodate existing growth projections, moving forward with docketing this proposal will be in violation of the 2007 County Wide Planning Policies and the 2002 Framework Agreement between Skagit County, The City of Burlington, The City of Mount Vernon, the City of Anacortes, the City of Sedro-Woolley, and the Town of La Conner.

In addition, the proposal is inconsistent with the Skagit County's Comprehensive Plan, UGA designation policies and the Envision Skagit 2060 Citizen Committee Final Recommendations. Please vote no on docketing this proposal.

Thank you for your time,

Byron Betts
Resident of unincorporated Skagit County
17003 Jungquist Road
Mount Vernon, WA 98273

From: [Jessica Bishop](#)
To: [PDS comments](#)
Subject: NO!: Avalon Fully Contained Community
Date: Friday, February 15, 2019 11:37:45 PM

Dear Commissioners:

The Avalon Fully Contained Community proposal is inconsistent and in conflict with the 2007 Skagit County Countywide Planning Policies (CPPs) which have been mutually agreed to by Skagit County and local municipalities to sustainably manage growth. Specifically, CPP 1.1 directs all urban growth into **EXISTING** Urban Growth Areas.

Because there is no credible evidence that local municipalities do not have the capacity within existing UGAs to accommodate existing growth projections, moving forward with docketing this proposal will be in violation of the 2007 County Wide Planning Policies and the 2002 Framework Agreement between Skagit County, The City of Burlington, The City of Mount Vernon, the City of Anacortes, the City of Sedro-Woolley, and the Town of La Conner.

In addition, the proposal is inconsistent with the Skagit County's Comprehensive Plan, UGA designation policies and the Envision Skagit 2060 Citizen Committee Final Recommendations. Please vote no on docketing this proposal.

Jessica Bishop

[Sent from Yahoo Mail for iPhone](#)

From: [Kitty Bluhm](#)
To: [PDS comments](#)
Subject: Skagit County's 2019 Docket
Date: Saturday, February 16, 2019 1:10:40 PM

Dear Commissioners:

The Avalon Fully Contained Community proposal is inconsistent and in conflict with the 2007 Skagit County Countywide Planning Policies (CPPs) which have been mutually agreed to by Skagit County and local municipalities to sustainably manage growth. Specifically, CPP 1.1 directs all urban growth into EXISTING Urban Growth Areas.

Because there is no credible evidence that local municipalities do not have the capacity within existing UGAs to accommodate existing growth projections, moving forward with docketing this proposal will be in violation of the 2007 County Wide Planning Policies and the 2002 Framework Agreement between Skagit County, The City of Burlington, The City of Mount Vernon, the City of Anacortes, the City of Sedro-Woolley, and the Town of La Conner.

In addition, the proposal is inconsistent with the Skagit County's Comprehensive Plan, UGA designation policies and the Envision Skagit 2060 Citizen Committee Final Recommendations. Please vote no on docketing this proposal.

Sincerely
Kathryn M. Bluhm

From: [steve bluhm](#)
To: [PDS comments](#)
Subject: Contained Community Proposal - Vote No
Date: Saturday, February 16, 2019 8:21:04 AM

Thank you for this opportunity to express my opinion.

The proposed Contained Community would be a classic example of privatizing the profits (to the developer) and socializing the costs (to everyone else).

The developer walks away with a bundle of cash and the long term impacts are suffered by and costs paid by the Skagit County population at large.

Steven A. Bluhm

Bow, WA

From: [steve bluhm](#)
To: [PDS comments](#)
Subject: Fully Contained Community North of Burlington - PL18-0405 - Vote No
Date: Saturday, February 16, 2019 1:11:44 PM

The proposed Fully Contained Community would be a classic example of privatizing the profits (to the developer) and socializing the costs (to everyone else). The developer walks away with a bundle of cash and the Skagit County population at large suffers the long terms impacts on the environment, farmland, traffic congestion, schools, health care facilities, and quality of life. All of this ends up costing the county more money, leading to higher taxes.

Please vote no - do not allow this proposal on the docket.

Thank you.

Steven A. Bluhm
10217 Samish Island Road
Bow, WA 98232-9407
(360) 766-4236
sbluhm@wavecable.com

From: [Dorothy Bradshaw](#)
To: [PDS comments](#)
Subject: Skagit County's 2019 Docket
Date: Saturday, February 16, 2019 9:47:49 AM

Dear Skagit County Commissioners,

I am a small business owner living and working in Skagit County. I am writing to ask that you vote no on docketing the proposal for the Avalon Fully Contained Community. Skagit County has done a great job so far in resisting development pressures so as to maintain the small town/agrarian character that makes it a good place to live and work. Few communities have the opportunity to address growth through the careful balance of residential/commercial/agricultural/industrial interests as do we. Skagit County should continue to strive to be a model, both in the state and country, for how this often difficult balancing act is enacted.

In a time when many citizens feel alienated from government, it is especially important to honor the work of representative groups that spent many hours to develop a community growth plan that provided guidelines to balance the interests of all who live and work in Skagit County. The Avalon Fully Contained Community proposal is inconsistent and in conflict with the 2007 Skagit County Countywide Planning Policies (CPPs) which have been mutually agreed to by Skagit County and local municipalities to sustainably manage growth. Specifically, CPP 1.1 directs all urban growth into **EXISTING** Urban Growth Areas.

Because there is no credible evidence that local municipalities do not have the capacity within existing UGAs to accommodate existing growth projections, moving forward with docketing this proposal will be in violation of the 2007 County Wide Planning Policies and the 2002 Framework Agreement between Skagit County, The City of Burlington, The City of Mount Vernon, the City of Anacortes, the City of Sedro-Woolley, and the Town of La Conner.

In addition, the proposal is inconsistent with the Skagit County's Comprehensive Plan, UGA designation policies and the Envision Skagit 2060 Citizen Committee Final Recommendations. Please vote no on docketing this proposal.

Thank you for your time and consideration,

Dorothy Bradshaw

Skagit Maid Creamery LLC
4890 Mercer Road
Bow, WA 98232

From: [Martha Bray](#)
To: [PDS comments](#)
Subject: Skagit County's 2019 Comprehensive Plan Amendment Docket
Date: Sunday, February 17, 2019 12:39:19 PM

Dear County staff:

Thank you for the opportunity to comment on the 2019 Docket for Comprehensive Plan Amendments.

I am writing in support of Skagit Land Trust's proposed changes to Skagit County's Critical Areas Ordinance (SCC 14.24) to strengthen protection for great blue heron nesting sites, using WA Dept. of Fish and Wildlife's science based guidelines. This proposed CAO update is critically important at this time. The abandonment of the Samish Island Heronry in 2017 at the peak of the nesting season should have been a loud wake-up call that this iconic species needs more attention from local regulators. We need to act before more loss occurs, and to hopefully reverse the losses on Samish Island. Other local jurisdictions already have such codes in place, which can provide a good model. What sets Skagit County apart is not only our stunning lowland landscapes and vibrant agriculture, but also our continued ability to live alongside wild nature. There are few places left in Puget Sound that still have such rich and productive lowland habitats. We can manage continued growth without jeopardizing the very qualities that draw people here. Skagit County needs to step up and be a leader in protecting our irreplaceable natural heritage.

In addition, I notice that listed on the 2019 Docket of "County Initiated Proposals" are two other items of interest:

C-4: Trails in the OSRSI (Public Open Space of Regional/Statewide Importance) SCC 14.16.500(3) and (4); and

C-5 Habitat Restoration as Hearing Examiner (HE) Special Use Permit SCC 14.16.

I am concerned that I cannot find any additional information about these proposals on the County's website and video archive. I would hope that before the County proceeds with these proposals, the public has more opportunity to understand what is being considered to allow for a meaningful public review and comment period.

Again, thank you for your time and consideration.

Martha Bray
6368 Erwin Lane
Sedro-Woolley, WA 98284

From: [Vicki Brems](#)
To: [PDS comments](#)
Subject: Skagit County's 2019 Docket – Avalon FCC
Date: Monday, February 18, 2019 6:33:12 PM

To: Skagit County Board of County Commissioners

Re: Avalon Fully Contained Community proposal

As residents of Orcas Island, we rely on the communities of Anacortes, Mount Vernon, Burlington, LaConner and Sedro-Woolley for shopping, hotels, restaurants and services. We travel your roads, support your businesses, and appreciate the beauty and productivity of your farmlands. And while we are not county residents, we care about what happens in The Skagit because it directly impacts us.

We urge you to vote “NO” on docketing and advancing the Avalon Fully Contained Community proposal. We understand it is in conflict with existing planning and policies for sustainably managing growth within existing UGAs. And no need has been demonstrated that would justify changing the long-established policies, plans and agreements currently in place.

Developments like Avalon, once allowed, cannot be undone and will irrevocably change the character of The Skagit.

Respectfully,

Chris & Vicki Brems
779 Old Sentinel Rd
Olga, WA 98279
360-376-5300
vicki_brems@brems.com

From: [Cb](#)
To: [PDS comments](#)
Subject: Vote NO
Date: Tuesday, February 19, 2019 12:40:36 PM

Please vote NO on allowing Fully Contained Communities in Skagit County.
Thank you!

From: Anne Bromwell <annebromwell@yahoo.com>
Sent: Tuesday, February 19, 2019 8:05 AM
To: Commissioners <commissioners@co.skagit.wa.us>
Subject: Avalon Fully Contained Community

I am writing to express my opinion that you need to vote NO to allowing this development to happen in rural Skagit County for the following reasons:

The Avalon Fully Contained Community proposal is inconsistent and in conflict with the 2007 Skagit County Countywide Planning Policies (CPPs) which have been mutually agreed to by Skagit County and local municipalities to sustainably manage growth. Specifically, CPP 1.1 directs all urban growth into EXISTING Urban Growth Areas.

Because there is no credible evidence that local municipalities do not have the capacity within existing UGAs to accommodate existing growth projections, moving forward with docketing this proposal will be in violation of the 2007 County Wide Planning Policies and the 2002 Framework Agreement between Skagit County, The City of Burlington, The City of Mount Vernon, the City of Anacortes, the City of Sedro-Woolley, and the Town of La Conner.

In addition, the proposal is inconsistent with the Skagit County's Comprehensive Plan, UGA designation policies and the Envision Skagit 2060 Citizen Committee Final Recommendations. Please vote no on docketing this proposal.

Thank you for considering these issues and please vote NO to this proposal.

Anne Bromwell

L. Anne Bromwell

English Grammar Basics

the reference book that belongs on your bookshelf between
your dictionary and thesaurus

to order go to <http://www.outskirtspress.com/webpage.php?>

From: [Michael](#)
To: [PDS comments](#)
Subject: Skagit County's 2019 docket
Date: Friday, February 1, 2019 12:06:07 PM

Hello, My name is Michael Brown, and I live at 4366 Clark Point Road, Anacortes WA, 98221, which is actually on Guemes Island. I am writing in support of the two code amendments put forth by GIPAC (Guemes Island Planning Advisory Committee), P1 and P2.

As a member of the board of GIPAC, I am aware how dependent we are on our aquifer and it is critical that we both protect it from seawater intrusion and husband the resource carefully.

Making sure that residents have an easier time with the permitting process to install rainwater catchment, and making less onerous financially, will help ease the strain on our single source aquifer. This is something GIPAC has been advocating for a long time, and it is important that now it is on the docket, P1 gets codified in the county code.

It is also important to ensure that the hydro geological impacts of new wells are assessed and mitigated prior to drilling in order to protect existing wells and senior water rights. Please codify P2.

Thank you,

Michael Brown
4366 Clark Point Road
Anacortes WA. 98221
360-299-2199

Get [Outlook for iOS](#)

From: [Cath Brunner](#)
To: [PDS comments](#)
Subject: Skagit County's 2019 Docket
Date: Monday, February 18, 2019 5:17:30 PM

Dear Commissioners:

I urge you to vote NO on docketing the Avalon Fully Contained Community proposal. This proposal ignores the 2007 Skagit County Countywide Planning Policies (CPPs) which have been mutually agreed to by Skagit County and local municipalities to sustainably manage growth. Smart and sustainable development directs all urban growth into **EXISTING** Urban Growth Areas. This makes sense for preserving the quality of our natural environment and ensuring that services can be adequately and cost-effectively provided.

Local municipalities have the capacity within existing UGAs to accommodate existing growth projections in a way that is consistent with the Skagit County's Comprehensive Plan, UGA designation policies and the Envision Skagit 2060 Citizen Committee Final Recommendations.

Please vote no on docketing this proposal.

Thank you,

Catherine Brunner
10464 Halloran Rd.
Bow, WA 98232

From: [Jody & Judy Burke](#)
To: [PDS comments](#)
Subject: Skagit County's 2019 Docket
Date: Saturday, February 16, 2019 10:04:42 AM

Dear Commissioners:

The Avalon Fully Contained Community proposal is inconsistent and in conflict with the 2007 Skagit County Countywide Planning Policies (CPPs) which have been mutually agreed to by Skagit County and local municipalities to sustainably manage growth. Specifically, CPP 1.1 directs all urban growth into EXISTING Urban Growth Areas.

Because there is no credible evidence that local municipalities do not have the capacity within existing UGAs to accommodate existing growth projections, moving forward with docketing this proposal will be in violation of the 2007 County Wide Planning Policies and the 2002 Framework Agreement between Skagit County, The City of Burlington, the City of Mount Vernon, the City of Anacortes, the City of Sedro Woolley, and the Town of La Conner.

In addition, the proposal is inconsistent with the Skagit County's Comprehensive Plan, UGA designation policies and the Envision Skagit 2060 Citizen Committee Final Recommendations. Please vote no on docketing this proposal.

Judith Burke
735 Fidalgo Street
Sedro Woolley, Washington 98284

From: [Suzanne Butler](#)
To: [PDS comments](#)
Subject: Skagit County's 2019 Docket
Date: Monday, February 18, 2019 9:19:53 AM

Dear Commissioners,

Please vote no on allowing Fully Contained Developments in Skagit County. They don't fit and will destroy our rural and small town environments. Our designated towns have space and new developments should be built in existing urban growth areas. Please continue to say not to FCCs.

Respectfully, Suzanne Butler

109 S 9th St

Mount Vernon, WA 98274

360 336 0163

From: [Ann Bylin](#)
To: [PDS comments](#)
Subject: Skagit County's 2019 Docket
Date: Monday, February 18, 2019 8:21:03 PM

Dear Commissioners:

The citizens of north Skagit County are completely opposed to the Avalon Fully Contained Community proposal. The proposal is not aligned with County comprehensive planning or citizen input on the future vision for the county.

The Avalon Fully Contained Community proposal is inconsistent and in conflict with the 2007 Skagit County Countywide Planning Policies (CPPs) which have been mutually agreed to by Skagit County and local municipalities to sustainably manage growth. Specifically, CPP 1.1 directs all urban growth in existing Urban Growth Areas. UGA's still have capacity for to accommodate existing growth projections, and moving forward with docketing this proposal will be in violation of the 2007 County Wide Planning Policies and the 2002 Framework Agreement between Skagit County, The City of Burlington, The City of Mount Vernon, the City of Anacortes, the City of Sedro-Woolley, and the Town of La Conner.

The proposal is also in direct conflict with County policies about protecting agricultural land and the rural landscape, character, and style.

There will be nothing fully contained about this community. There is minimal infrastructure and no services provided in the area. This proposal would increase traffic extensively with 8500 residents needing to drive their cars daily for shopping, medical appointments, and jobs. The exit ramp from I-5 North to Cook Road and the intersection of Highway 99 is already extremely problematic, compounded by the Burlington Northern Railroad tracks. The traffic backs up onto I-5 every day in the evening, where cars are stacked up along the shoulder of I-5 to exit, creating daily hazardous traffic conditions and blocking emergency access.

In addition, the proposal is inconsistent with the Skagit County's Comprehensive Plan, UGA designation policies and the Envision Skagit 2060 Citizen Committee Final Recommendations. Please vote no on docketing this proposal.

Thank you,
Ann Bylin
2359 Butler Creek Rd
Sedro Woolley, WA 98284

From: [Ellen Bynum](#)
To: [PDS comments](#)
Subject: Skagit County 2019 Docket
Date: Saturday, February 2, 2019 3:11:33 PM

January 28, 2019

Commissioners Ken Dahlstedt
Commissioner Lisa Janicki
Commissioner Ron Wesen
Skagit County Board of County Commissioners
1800 Continental Place
Mount Vernon, WA 98273

SENT VIA E-mail 2/2/19

RE: Proposed docketing of 2019 Comprehensive Plan Amendments

Dear Commissioners:

Friends of Skagit County submits the following comments on the proposed Amendments to the Skagit County 2019 Comprehensive Plan, Map and Regulations amendments.

PL18-0404 Mangat Estates

Natural Resource Lands (NRL) identification and protection for long-term economic use is a first requirement under the Growth Management Act (GMA). De-designation is not permitted simply upon request of the owners. Were these parcels included in MRO in error either in the original designation process for the first Skagit Comprehensive Plan or in the 2007 update? The owners have provided test pit evidence that points to the inclusion of these parcels being a mapping error.

PL18-0405 Skagit Partners, LLC – Avalon Fully Contained Community (FCC)

This proposal presents a variety of legal and policy concerns including non-compliance with the requirements of RCW 36.70A.350, de-designation of NRLs, compliance with GMA and the intent of FCCs as well as problems with conflicts of interest.

These concerns should be considered before any decision to docket the proposal is made.

Skagit County does not have a process for FCCs.

The Growth Management Hearings Board has ruled that:

- A county is compliant when its approval process for an FCC includes the statutory criteria of RCW 36.70A.350 and a process for review, approval, and designation of the FCC. *Mudge, Panesko, Zieske, et al. v. Lewis County*, 01-2-0010c (Compliance Order, 7-10-02) Also *Panesko v. Lewis County*, 00-2-0031c, *Butler v. Lewis County*, 99-2-0027c, and *Smith v. Lewis County*, 98-2-0011c (Compliance Order, 7-10-02).

It is clear that a county must first establish its approval process for an FCC that includes the statutory criteria of the RCW and a process for review, approval and designation of the FCC. Skagit Partners is not proposing, nor has Skagit County initiated and/or approved, such a process.

RCW 36.70A.350 New fully contained communities states: “A county required or choosing to plan under RCW 36.70A.040 **may** establish a process as part of its urban growth areas that are designated under RCW 36.70A.110, for reviewing proposals to authorize new FCCs located outside of the initially designated urban growth areas.” **Emphasis added.** Skagit County is in no way required to create FCCs.

RCW 36.70A.350 (2) further states: “New fully contained communities **may be approved** outside established urban growth areas only if a county reserves a portion of the twenty-years population projection and offsets the urban growth area accordingly for allocation to new fully contained communities that meet the requirements of this chapter...The new community reserve shall be allocated on a project-by-project basis, **only after specific project approval procedures have been adopted pursuant to this chapter as a development regulation....**” **Emphasis added.**

GMHB has since ruled that in addition to creating an urban reserve a County must provide in its codes where the urban reserve will be used.

- While the County has created an urban reserve (which can be used to allocate urban population growth to new fully contained communities), there is nothing in the code which provides that the urban reserve will be utilized when a fully contained community is created. This is an express requirement of the GMA that is critical to the creation of a fully contained community. *Wristen-Mooney v. Lewis County*, Case No. 06-2-0020, Order on Compliance, at 2 (Jan. 5, 2007).

Skagit Partners has not asked to change the Skagit County code to allow an FCC to accept the urban reserve. Instead, Skagit Partners has asked that a “Population Reservation for Allocation to Avalon” be included in the Countywide Planning Policies Appendix A.

Preliminary designations of FCCs are not permitted under GMA. Skagit Partners asks that the county designate Avalon as an FCC using a map amendment. The GMHB has ruled that:

- There is no authority in the GMA to apply a provisional or preliminary FCC designation. With no adherence to RCW 36.70A.350 in the CP and a purported provisional vesting designation, the designation substantially interferes with Goals 1, 2 and 12 of the Act. *Butler v. Lewis County* 99-2-0027c (FDO, 6-30-00)

Natural Resource Lands designation is long-term and conversion does not comply with the GMA. GMA requires counties first identification, designate and protect NRLs to ensure long-term economic productivity. NRL designation is considered before any other zoning designation on a parcel. The Growth Management Hearings Board has ruled:

- There are no differences of importance or priorities in RL lands in the Act. *Neighbors v. Skagit County* 00-2-0047c (FDO, 2-6-01)

- The use of an urban reserve area instead of designation of the land as RL (resource lands) for planning for the post-2012 period did not comply with the GMA. **If the land is RL it must be designated and conserved until a proper analysis demonstrates a needed different designation.** *Achen v. Clark County* 95-2-0067 (Compliance Order, 10-1-96). **Emphasis and definition in parenthesis added.**

Skagit County did not err in designating the Skagit Partner properties as NRL – Mineral. GMHB uses the “clearly erroneous” standard when determining if legislative actions are correct. The properties have been and continue to be used successfully for mineral mining and production.

New non-municipal urban growth cannot be placed in rural areas. Skagit Partners rightly states that CPP 1.1 does not allow new non-municipal urban growth in areas not already characterized by urban growth. Skagit County has one Urban Growth Area (Bay View Ridge UGA) not connected to a city or town that remains virtually undeveloped. This UGA was designated because cities and towns did not agree to accept projected population estimates. Since that time, Skagit cities, towns and the county have complied with the GMA to accommodate population increases by increasing densities, promoting re-development, putting development in urban growth areas. Municipalities have largely followed their local comprehensive plans. We do not see any evidence that this cooperative process for population allocation and planning would require an FCC to meet GMA goals.

GMA requires that the county create a process for accepting applications for FCCs. Skagit Partners spends the majority of the proposed amendments discussing zoning and densities of the Avalon FCC. This is premature as Skagit has no method or program for FCCs. The GMHB has stated that:

- Whether densities are characterized as “urban”, “suburban” or “rural residential” they do not comply with the GMA when located in RLs (resource lands). *Hudson v. Clallam County* 96-2-0031 (FDO, 4-15-97). Explanation added in parentheses.

Provisional vesting is prohibited under GMA.

1A-D is presented as several proposed changes to Skagit’s Countywide Planning Policies in order to build an FCC. The changes presume that Skagit County wants to permit an FCC and therefore the population allocation should be increased to accommodate the project. The request could be viewed as a provisional vesting designation which is not permitted under GMA. The GMHB has stated:

- There is no authority in the GMA to apply a provisional or preliminary FCC designation. With no adherence to RCW 36.70A.350 in the CP and a purported provisional vesting designation, the designation substantially interferes with Goals 1, 2 and 12 of the Act. *Butler v. Lewis County* 99-2-0027c (FDO, 6-30-00)

Conflicts of Interest. Skagit Partners proposes to fund a new planning position in Skagit County government, presumably to assist Skagit County in its planning for and permitting the proposed FCC. Under the Appearance of Fairness doctrine, the person hired for this staff position would be prohibited from working on any project that Skagit Partners might propose due to an actual and/or perceived appearance of or actual conflict of interest.

Skagit Partners claims that the project will have “reasonable costs”, provide more affordable housing, give builders a steady supply of lots, cause more employers to locate in Skagit County, provide 1,000 construction jobs over 10 years and 200-300 permanent jobs and may slow the housing costs in the area are wildly overstated.

Failure of FCCs in other Counties. Snohomish County passed a 31 page FCC ordinance on Dec. 31, 2005. The ordinance included development standards and the site selection process for FCCs; the purpose, community elements and applicability; the decision criteria for an FCC permit; the details of the FCC permit approval; the FCC permit review processes; the FCC permit requirements; sector plan approvals; the development agreement; the financial agreements, the latecomer agreements and fair share; the environmental review requirements; the design criteria (land use requirements, housing, transportation, road, fire service and school adequacy, water and sewer service, road design, access, circulation and pedestrian facilities, drainage design, open space and buffer requirements, development, design and construction standards); the permit fees; and

definitions. FCCs were listed under Mixed use zone.

In Amended Ordinance No. 09-044, passed in August, 2009, Snohomish County changed the population, employment and land use chapters of the Snohomish County comprehensive plan and development regulations to eliminate provisions for FCCs. The reasons were to preserve rural character, reduce demand for urban services and infrastructure in areas that are currently rural in character, and increase consistency between the county's Comp Plan and the multi-county planning policies. FCCs can still be considered if adding their population to the 20 year urban allocated growth forecast does not exceed the high range projected. The county also added a provision to notify cities during the consideration of the FCC in 2003. We could find no FCCs proposed or built after these changes in Snohomish County.

The history of FCCs built in Snohomish and other Washington counties shows that build-out is slower than anticipated, more expensive and an additional tax burden on counties when developers default on utility and infrastructure agreements. Even FCCs legally permitted did not produce the desired outcomes or meet GMA planning goals. Skagit Partners provides no evidence how an FCC, a very dense urban development, would "protect the environment, critical areas, agriculture or forestry".

The Skagit County Comprehensive Plan's rural element requires urban development to go to cities, towns and their respective UGAs.

- A rural element must protect the rural character of the area by containing and controlling rural development, assuring visual compatibility, reducing low-density sprawl, protecting critical areas and surface water and ground water resources and protecting against conflicts with the use of designated RLs. *Butler v. Lewis County* 99-2-0027c (FDO, 6-30-00).

Farmers and agricultural drainage districts have previously opposed Avalon FCC because there is no provision for ensuring that the stormwater from the development would not overwhelm the capacities of the drainage systems and flood farmland.

14.08.040 Petitions-Docketing. The proposed Avalon FCC application does not meet the criteria for the Planning Department to forward the proposal to the BOCC for consideration.

We support the staff recommendation to exclude this proposal from the docket.

P-1 GIPAC – Rainwater catchment system on Guemes Island

P-2 GIPAC – Wells on Guemes Island. Friends of Skagit County supports the two changes proposed by GIPAC and ask that they both be docketed.

C-5 Habitat Restoration as HE Special Use Permit. Include after analysis, baselines and standards for conversions are established. Skagit County has no procedure to determine how many acres of land are converted to habitat restoration, especially Ag-NRL lands. The GMA requires identification, protection and management of natural resource lands for long-term uses. The Skagit Comp Plan has special requirements for critical areas, hazardous slopes, shorelines, etc.

We request that the county create an inventory of all habitat conversions over the past 20 years by zone using agency reports, GIS, assessor data, media, etc. and establish a baseline of acres by zone that have already been converted from other uses. Comparing total acres in a zone and conversions per year can inform standards for rates and qualities of conversions in each zone. Descriptions in regulatory requirements of federal, state or local agencies and/or programs should be considered in developing standards and determining the rate of conversion in each zone. The County may wish to allow conversions in a few zones and evaluate whether policy changes are then needed to adequately

manage the zone's land base as well as the effect of the conversions on use or development.

C-7 Building Permit Requirements for Signs. We request that any code language changes also consider and include language from the GMHB decisions and/or settlements that are particular to Skagit County and may differ from the current International Building Code.

Should you have questions or need additional information on these comments, please contact us at your convenience.

Sincerely,

Ms. Ellen Bynum, Executive Director

cc: FOSC Board; FOSC Office.

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

friends@fidalgo.net

www.friendsofskagitcounty.org

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Please consider the future B 4 printing.

From: [Natalie Canniff](#)
To: [PDS comments](#)
Subject: Opposed to Skagit Avalon proposal
Date: Sunday, February 3, 2019 11:12:10 PM

I am strongly against amending the Skagit County Comprehensive Plan to allow consideration of the Avalon Proposal. This would jeopardize the continuation of the Humane Society of Skagit Valley's Kelleher Road location on property leased from Skagit County.

Sincerely,

Natalie A. Canniff

402 N Spruce Street
Burlington wa 98233

360-661-7459

From: [CJ Cannon](#)
To: [PDS comments](#)
Subject: Skagit County's 2019 Docket
Date: Friday, February 15, 2019 6:50:52 PM

Dear Commissioners:

The Avalon Fully Contained Community proposal is inconsistent and in conflict with the 2007 Skagit County Countywide Planning Policies (CPPs) which have been mutually agreed to by Skagit County and local municipalities to sustainably manage growth. Specifically, CPP 1.1 directs all urban growth into **EXISTING** Urban Growth Areas.

Because there is no credible evidence that local municipalities do not have the capacity within existing UGAs to accommodate existing growth projections, moving forward with docketing this proposal will be in violation of the 2007 County Wide Planning Policies and the 2002 Framework Agreement between Skagit County, The City of Burlington, The City of Mount Vernon, the City of Anacortes, the City of Sedro-Woolley, and the Town of La Conner.

We frequently visit Skagit Valley, the Fir Island NWR, Mt. Vernon, and consider the Skagit Valley Food Coop as our own. This development is entirely contrary to where we've seen Skagit County guide its growth. The County has been a paragon on how to develop in a region crucial to farming communities and proximate to large population centers.

In addition, the proposal is inconsistent with the Skagit County's Comprehensive Plan, UGA designation policies and the Envision Skagit 2060 Citizen Committee Final Recommendations. Please vote no on docketing this proposal.

Thank you for your time and attention.

Cynthia

Cynthia Cannon
5346 Broadview Avenue NE
Tacoma, WA 98422

From: [Taryn Maloy](#)
To: [PDS comments](#)
Cc: [Simi Jain](#)
Subject: Skagit County's 2019 Docket
Date: Tuesday, February 19, 2019 3:50:51 PM
Attachments: [image001.png](#)
[102.19.19 Letter to Board of Commissioners - PL18-0405.pdf](#)

CAUTION: This email originated from an external email address. Do not click links or open attachments unless you recognize the sender, you are expecting this email and attachments, and you know the content is safe.

Good Afternoon –

Please see attached correspondence from Ms. Jain. A hard copy will follow. Thank you.

Kind Regards,

Taryn Maloy | Paralegal
TMaloy@CarmichaelClark.com



1700 D Street
Bellingham, WA
98225
P. 360 647 1500 ext. 140
F. 360 647 1501
CarmichaelClark.com

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BOB CARMICHAEL | Attorney
Bob@CarmichaelClark.com

February 19, 2019

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

Re: PL18-0405--Proposed 2019 Docket of Comprehensive Plan, Map and Code Amendments

Dear Commissioners:

On behalf of Skagit Partners LLC, we respectfully request that you docket our three (3) applications under PL18-0405, for the 2019 Docket of Comprehensive Plan, Map and Development Code Amendments. Our applications include, the request for an amendment to the Comprehensive Plan Map, the request for amendments to the County Wide Planning Policies and the text amendments to the County's development regulations and Comprehensive Plan.

Response to Staff Recommendation

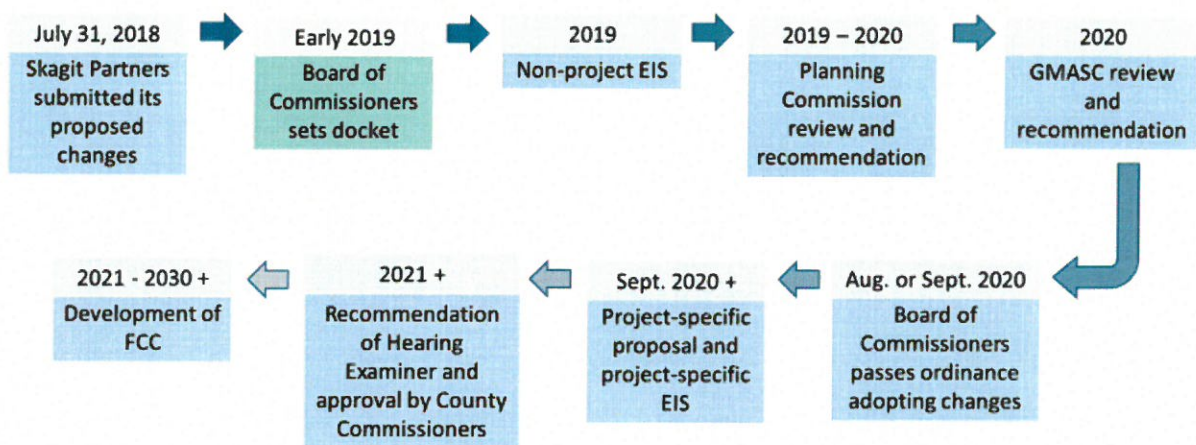
We have carefully reviewed the Planning & Development Services Public Hearing Staff Report for the 2019 Docket. The only reason listed for the staff recommendation is that the Growth Management Act Steering Committee (GMASC) has not included our application to change your County Wide Planning Policies (CPP) as part of their 2019 work program. Staff assumed that the GMASC will not recommend approval of our application for docketing given the current GMASC work program. (See 1/4/19 Staff Report: 2019 Docket, attach. 1b). This assumption is based on flawed logic and a false premise. The Commissioners should not exclude our application based upon this assumption.

Even though the GMASC adopted their work program in December 2018, the GMASC discussed their work program in September 2018, without any knowledge or consideration of our docketing request. This discussion was only a month after our applications were submitted to Skagit County and so it's understandable why the GMASC would not include our applications in their 2019 work program. In short, no request was made to the GMASC to include our application in their work program. It is illogical to assume a GMASC position on a matter it was not asked about.

Moreover, if our applications are docketed, the applications will not be reviewed by the GMASC until 2020. The staff report's conclusion that the GMASC would have included our docketing request in its 2019 work program budget if it viewed the request favorably is based on the erroneous premise that the matter would come before the GMASC in 2019. However, the matter

would not come to the GMASC in 2019. An environmental impact statement will need to be completed before GMASC review and recommendation on our application, which will take the better part of a year to complete. As such, if docketed now, our applications should be listed on the GMASC 2020 work program because that is when their review will take place. Below is a flow chart which illustrates the timing of the process:

PROCESS FOR DOCKETING AND POST-DOCKETING STUDY



The staff’s recommendation should not be followed in this case. In addition, we believe if it came to a vote at the GMASC on our current applications, that there is sufficient support amongst members of the GMASC for a recommendation to docket.

Response to Public Comments

Public comments on our applications relating to environmental impacts such as, traffic concerns, impacts to resource lands, schools, water resources, stormwater, community character or that there was insufficient information and time to comment, only reiterate the need for a public process to further study our proposed changes. The best way to ensure public involvement is to docket our proposals which will necessitate an environmental impact statement (EIS) process.

The EIS process enables government agencies and interested citizens to review and comment on proposed government actions, including government approval of private projects and their environmental effects. This process is intended to assist the agencies and applicants to improve their plans and decisions, and to encourage the resolution of potential concerns or problems prior to issuing a final statement. An environmental impact statement is more than a disclosure document. It shall be used by agency officials in conjunction with other relevant materials and considerations to plan actions and make decisions. WAC 197-11-400(4).

The public and special interest groups will have ample and more informed opportunity to weigh in on the impacts from our proposed changes.

During the Commissioners' work session, we addressed some common misconceptions about our proposed changes. These same misconceptions are re-stated again in written and oral public comments and support docketing our proposals for further study.

One commenter noted that the goals and policies of the Puget Sound Regional Council indicate that, new FCCs outside of the designated urban growth area should be avoided because of their potential to create sprawl. However, a properly designated FCC is an urban growth area and so the County's approval of docketing our proposed changes will be consistent with this policy. Fully contained communities do not lead to sprawl as they are required under the Growth Management Act (GMA) to be contained and include adequate buffers to prevent sprawl into adjacent urban development. RCW 36.70A.350. Docketing and further study of FCCs will address the likelihood of sprawl with FCCs and without FCCs and measures that can be imposed even beyond what the GMA requires to prevent sprawl.

Contrary to another comment, allowing for one FCC on depleted mineral resource lands does not lead to the degradation of resource lands. Skagit Partners would like to locate an FCC known as Avalon on land around the Avalon Links golf course. While this land is currently designated as mineral resource land, the land is near depleted of minerals and no longer capable of viable mineral extraction. As such, it does not have long-term commercially significant value for mineral production and it can accommodate development without conflicting with natural resource lands. Studying this issue further to determine whether the land should be de-designated is appropriate as part of the EIS process. Also, additional information learned through an EIS may reveal additional measures that can be imposed on FCCs to prevent depletion of viable resource lands.

FCCs are allowed under the GMA as urban areas that can be located outside of municipal urban growth areas. RCW 36.70A.350. However, the County must adopt regulations to address applications for and control over FCCs. As noted by one commenter, Lewis County pre-designated an FCC before that county adopted proper regulations to implement RCW 36.70A.350, the Washington Growth Management Hearings Board found the county's actions out of compliance with GMA and invalid. *Butler, et al., v. Lewis County*, Final Decision and Order, WWGMHB case no. 99-2-0027c (06/30/00). In that case, none of the criteria under RCW 36.70A.350 were met and no regulations were adopted. To the contrary, Skagit Partners' proposed changes include the very regulations required to be adopted prior to designation of an FCC.

Finally, we wish to emphasize the reasonable cost involved with moving the applications forward to docketing. Unlike the experiences in Snohomish County, where significant public money was spent, Skagit Partners has offered to fund a staff position for the proposal, in addition to the cost of the EIS itself. As such, we believe that the public investment in further study of the applications will be similar to other applications that the County will docket.

We respectfully request that you vote to approve Skagit Partners' applications for the 2019 Docket.

Sincerely,



Robert A. Carmichael and Simi Jain
Attorneys for Skagit Partners LLC

Cc: Bill Sygitowicz
Skagit County Planning Department

From: [Amy Carson](#)
To: [PDS comments](#)
Subject: Skagit County's 2019 Docket
Date: Tuesday, February 19, 2019 1:25:26 PM

Dear Commissioners:

The Avalon Fully Contained Community proposal is inconsistent and in conflict with the 2007 Skagit County Countywide Planning Policies (CPPs) which have been mutually agreed to by Skagit County and local municipalities to sustainably manage growth. Specifically, CPP 1.1 directs all urban growth into **EXISTING** Urban Growth Areas.

Because there is no credible evidence that local municipalities do not have the capacity within existing UGAs to accommodate existing growth projections, moving forward with docketing this proposal will be in violation of the 2007 County Wide Planning Policies and the 2002 Framework Agreement between Skagit County, The City of Burlington, The City of Mount Vernon, the City of Anacortes, the City of Sedro-Woolley, and the Town of La Conner.

In addition, the proposal is inconsistent with the Skagit County's Comprehensive Plan, UGA designation policies and the Envision Skagit 2060 Citizen Committee Final Recommendations. Please vote no on docketing this proposal.

Sincerely a concerned Skagit County resident,
Amy Carson

From: [Katie Carson](#)
To: [PDS comments](#)
Subject: vote NO on allowing Fully Contained Communities in Skagit County.
Date: Monday, February 18, 2019 9:52:31 AM

Dear Skagit County Commissioners.

As a resident of the county, this type of development as proposed to take place on the Avalon property defies all that this area is comprised of. We are about community, not self contained ones. We are about freedom of the constraints felt in densely populated areas, we are a semi rural agricultural community. This is a plan that does not benefit the whole of our historic valley. Please do look at the long term affects. We have a crucial issue of carbon affecting the health of our planet and our children's lives. This will be a commuter community - driving to work either to the north or south. It will further congest the roadways as we have not developed mass transit to assist in the movement of these newcomers.

Or if it is for a 55 yrs + community, this further degrades the longevity of those who will steward our unique environment here. We want long term commitment for health and beauty, a stand for the historic and the natural beauties of our Skagit Valley.

Please VOTE NO on this gross development.

Katie Carson
16663 Beaver Marsh Rd.
Mount Vernon, WA 98273

From: [Conrad C](#)
To: [PDS comments](#)
Subject: Skagit County's 2019 Docket -- PL18-0405: Avalon Fully Contained Community
Date: Tuesday, February 19, 2019 2:47:55 PM

Dear Board of County Commissioners,

I trust this email finds you well.

Thank you for the opportunity to comment on the 2019 Docket of proposed comprehensive plan and development code changes. The comments I would like to submit to your attention are focusing on docket item **PL18-0405** to amend sections of the Countywide Planning Policies (CPPs), the Comprehensive Plan, and the development regulations to establish a process for consideration and approval of a new Fully Contained Community.

The Avalon Fully Contained Community proposal is inconsistent and in conflict with the 2007 Skagit County Countywide Planning Policies (CPPs) which have been mutually agreed to by Skagit County and local municipalities to sustainably manage growth. Specifically, CPP 1.1 directs all urban growth into EXISTING Urban Growth Areas.

Because there is no credible evidence that local municipalities do not have the capacity within existing UGAs to accommodate existing growth projections, moving forward with docketing this proposal will be in violation of the 2007 County Wide Planning Policies and the 2002 Framework Agreement between Skagit County, The City of Burlington, The City of Mount Vernon, the City of Anacortes, the City of Sedro-Woolley, and the Town of La Conner.

In addition, the proposal is inconsistent with the Skagit County's Comprehensive Plan, UGA designation policies and the Envision Skagit 2060 Citizen Committee Final Recommendations.

If the Board of County Commissioners feel there is a housing crisis in Skagit County that this proposal will alleviate, I urge you to bring forward evidence to the Growth Management Steering Committee that there are too few buildings lots left inside our existing municipalities, UGAs and in unincorporated Skagit County to address our current population projections.

I kindly ask you to vote no on docketing this proposal.

Please accept, Board of County Commissioners, the assurances of my highest consideration.

Conrad Chahary
P.O. Box 2037
Mount Vernon, WA 98273

From: [website](#)
To: [Planning & Development Services](#)
Subject: PDS Comments
Date: Tuesday, February 19, 2019 4:40:01 AM

Name : Martha Chahary
Address : PO Box 2037
City : Mount Vernon
State : WA
Zip : 98273
email : martha.chahary@gmail.com
Phone : 3608566540
PermitProposal : Skagit County's 2019 Docket
Comments : Dear Commissioners:

The Avalon Fully Contained Community proposal is inconsistent and in conflict with the 2007 Skagit County Countywide Planning Policies (CPPs) which have been mutually agreed to by Skagit County and local municipalities to sustainably manage growth. Specifically, CPP 1.1 directs all urban growth into EXISTING Urban Growth Areas.

Because there is no credible evidence that local municipalities do not have the capacity within existing UGAs to accommodate existing growth projections, moving forward with docketing this proposal will be in violation of the 2007 County Wide Planning Policies and the 2002 Framework Agreement between Skagit County, The City of Burlington, The City of Mount Vernon, the City of Anacortes, the City of Sedro-Woolley, and the Town of La Conner.

In addition, the proposal is inconsistent with the Skagit County's Comprehensive Plan, UGA designation policies and the Envision Skagit 2060 Citizen Committee Final Recommendations. Please vote no on docketing this proposal.

My family owns property next to the proposed Avalon development and for the reasons stated above and for the need for us to consider a more sustainable development future of our county for our children, I do not support this proposal.

Sincerely,

Martha Chahary

Thank you for

From Host Address: 194.209.79.2

Date and time received: 2/19/2019 4:37:40 AM

From: [Photo Coyote](#)
To: [PDS comments](#)
Subject: Skagit County's 2019 Docket--Fully Contained Community
Date: Monday, February 18, 2019 10:19:19 PM

Dear Skagit County Commissioners:

Please vote NO on allowing Fully Contained Communities in Skagit County.

The Avalon Fully Contained Community proposal is inconsistent and in conflict with the 2007 Skagit County Countywide Planning Policies (CPPs) which have been mutually agreed to by Skagit County and local municipalities to sustainably manage growth. Specifically, CPP 1.1 directs all urban growth into EXISTING Urban Growth Areas.

Because there is no credible evidence that local municipalities do not have the capacity within existing UGAs to accommodate existing growth projections, moving forward with docketing this proposal will be in violation of the 2007 County Wide Planning Policies and the 2002 Framework Agreement between Skagit County, The City of Burlington, The City of Mount Vernon, the City of Anacortes, the City of Sedro-Woolley, and the Town of La Conner.

In addition, the proposal is inconsistent with the Skagit County's Comprehensive Plan, UGA designation policies and the Envision Skagit 2060 Citizen Committee Final Recommendations.

Please vote no on docketing this proposal.

-Belinda Chambers

2778 Barrell Springs Rd.
Bow, WA 98232

From: [ANNE CHASE-STAPLETON](#)
To: [PDS comments](#)
Subject: Skagit County's 2019 Docket
Date: Saturday, February 16, 2019 9:29:58 AM

County Commissioners

As a teacher and 30 year resident of Skagit County, I am absolutely opposed to the proposed mega development. Clearly the location of the development is aimed at commuters. This would not draw people to become be part of the fabric of our valley community.

Vote No!

Anne Chase-Stapleton

From: [website](#)
To: [Planning & Development Services](#)
Subject: PDS Comments
Date: Monday, February 18, 2019 7:20:01 PM

Name : Anne Chase-Stapleton
Address : 10438 Halloran Road
City : Bow
State : WA
Zip : 98232
email : achasestapleton@wavecable.com
Phone : 3602201282
PermitProposal : Skagit County Docket 2019

Comments : Dear Commissioners:

The Avalon proposed community is not part of an existing urban growth area. It opens the door to creating a strip of bedroom communities for commuters heading in and out of the valley.

The fully contained community will be a type of gated community which flies in the face of Skagit's broader sense of community. The infrastructure costs needed to support 8,000 people will be born by county and city residents, not to mention the costs of overcrowding our roads and medical facilities.

In addition, the proposal is inconsistent with the Skagit County's Comprehensive Plan, UGA designation policies and the Envision Skagit 2060 Citizen Committee Final Recommendations. Please vote no on docketing this proposal.

From Host Address: 172.92.220.135

Date and time received: 2/18/2019 7:19:00 PM

From: [Pam C-K](#)
To: [PDS comments](#)
Subject: Skagit County's 2019 Docket
Date: Tuesday, February 19, 2019 9:58:47 AM

Dear Commissioners:

The Avalon Fully Contained Community proposal is inconsistent and in conflict with the 2007 Skagit County Countywide Planning Policies (CPPs) which have been mutually agreed to by Skagit County and local municipalities to sustainably manage growth. Specifically, CPP 1.1 directs all urban growth into **EXISTING** Urban Growth Areas.

Because there is no credible evidence that local municipalities do not have the capacity within existing UGAs to accommodate existing growth projections, moving forward with docketing this proposal will be in violation of the 2007 County Wide Planning Policies and the 2002 Framework Agreement between Skagit County, The City of Burlington, The City of Mount Vernon, the City of Anacortes, the City of Sedro-Woolley, and the Town of La Conner.

In addition, the proposal is inconsistent with the Skagit County's Comprehensive Plan, UGA designation policies and the Envision Skagit 2060 Citizen Committee Final Recommendations. Please vote no on docketing this proposal.

Pam Chelgren-Koterba, Bellingham

From: [B. Suzanne Christianson](#)
To: [PDS comments](#)
Subject: Skagit County 2019 Docket
Date: Tuesday, February 19, 2019 3:03:23 PM

Dear Commissioners Janicki, Wesen & Dahlstedt,

I urge you to vote No on docketing the proposal for the Avalon Fully Contained Community Proposal.

My concern is the project disregards over 2 decades of work by community/county developing UGA policies, as well as it disregards other land use planning document/policies and visions for Skagit County. Further the proposal seems to be a concept only and there does not appear to be anything binding in the proposal such as specifics on how green space/park space may be incorporated/allocated in the project, the need to augment & fund existing fire & police protection, land set aside for school(s), and other infrastructure needed for such an extensive development.

Further, one of the reports cited and submitted with in the proposal application is the December 2017 *Skagit County Housing and Transportation Analysis*. This reports states the need for affordable housing in our county. I personally do not think that housing in and around a golf course can be classified 'affordable'. Further, affordable housing needs to be located in close proximity to city services, including bus routes.

I believe the County should always require detailed & binding specifics on any project BEFORE they ever leap to change our Comprehensive Plan & UGA policies based on a concept.

Again, I urge you to vote No on docketing this proposal.

Kind Regards,
Sue Christianson
11710 Pulver Road
Burlington, WA 98233

From: Brad Claypool <brad@estherclaypool.com>
Sent: Monday, February 18, 2019 12:04 PM
To: Commissioners <commissioners@co.skagit.wa.us>
Subject: Avalon development - strongly against

I am a long time resident of Skagit County (Mount Vernon and Samish Island). I vote in all elections.

I recently heard about the plans for the Avalon development off Old 99 at/near Kelleher Road.

I am NOT in favor of allowing this to proceed.

The development is totally out of scale for the area and creates an(other) upper class enclave with a golf course, fake lake and probably gates and further removes the open land and farmland that makes Skagit County unique.

I understand one of the rationales is the housing shortage, but this is not the type of housing we need. We need affordable housing for people who work, raise families, and generally add to our community.

I hope the commissioners can see that this is a totally inappropriate use of this land.

Thank you for listening

Brad Claypool

From: [Katie Clements](#)
To: [PDS comments](#)
Subject: Skagit County's 2019 Docket
Date: Friday, February 15, 2019 4:54:49 PM

Dear Commissioners:

The Avalon Fully Contained Community proposal is inconsistent and in conflict with the 2007 Skagit County Countywide Planning Policies (CPPs) which have been mutually agreed to by Skagit County and local municipalities to sustainably manage growth. Specifically, CPP 1.1 directs all urban growth into **EXISTING** Urban Growth Areas.

Because there is no credible evidence that local municipalities do not have the capacity within existing UGAs to accommodate existing growth projections, moving forward with docketing this proposal will be in violation of the 2007 County Wide Planning Policies and the 2002 Framework Agreement between Skagit County, The City of Burlington, The City of Mount Vernon, the City of Anacortes, the City of Sedro-Woolley, and the Town of La Conner.

In addition, the proposal is inconsistent with the Skagit County's Comprehensive Plan, UGA designation policies and the Envision Skagit 2060 Citizen Committee Final Recommendations. Please vote no on docketing this proposal.

Thank you.

KC

Sent from my iPhone, please excuse any errors.

From: [Katie Clements](#)
To: [PDS comments](#)
Subject: Skagit County's 2019 Docket Avalon Fully Contained Community
Date: Friday, February 15, 2019 5:01:01 PM

Dear Commissioners:

The Avalon Fully Contained Community proposal is inconsistent and in conflict with the 2007 Skagit County Countywide Planning Policies (CPPs) which have been mutually agreed to by Skagit County and local municipalities to sustainably manage growth. Specifically, CPP 1.1 directs all urban growth into **EXISTING** Urban Growth Areas.

Because there is no credible evidence that local municipalities do not have the capacity within existing UGAs to accommodate existing growth projections, moving forward with docketing this proposal will be in violation of the 2007 County Wide Planning Policies and the 2002 Framework Agreement between Skagit County, The City of Burlington, The City of Mount Vernon, the City of Anacortes, the City of Sedro-Woolley, and the Town of La Conner.

In addition, the proposal is inconsistent with the Skagit County's Comprehensive Plan, UGA designation policies and the Envision Skagit 2060 Citizen Committee Final Recommendations. Please vote no on docketing this proposal.

Thank you.

Katie Clements

703 east Washington avenue, Burlington WA 98233

Sent from my iPhone, please excuse any errors.

From: [Debbie Clough](#)
To: [PDS comments](#)
Subject: Skagit County's 2019 Docket
Date: Saturday, February 16, 2019 11:12:36 AM

Dear commissioners,
Follow the code. That's why we have it.
Debbie Clough
15559 Flinn Road
Bow, Wa 98232

Sent from my iPhone

From: [Michael Cole](#)
To: [PDS comments](#)
Subject: Skagit County's 2019 Docket
Date: Monday, February 18, 2019 3:54:27 PM

Dear Commissioners,

As a resident of Skagit County and people who want to protect our farmlands, we ask the Board of County Commissioners to vote "NO" on allowing Fully Contained Communities in Skagit County.

This proposal goes against the 2007 Skagit County Countywide Planning Policies which were agreed upon to manage growth.

We live North of the Avalon area and we already see the traffic congestion. We also had to live through the closure of the railroad bridge on Highway 99 and that was a mess. What about the impact on schools, hospitals, utilities, road infrastructure, and other life saving services.

This proposal is inconsistent with the Skagit County's Comprehensive Plan. Please vote "NO" on docking the proposal.

Sincerely,
Michael and Rebecca Cole
5236 Park Ridge Place
Sedro-Woolley, WA 98284
360 724-3720
mbcole70@aol.com

From: [Lake Erie Trucking](#)
To: [PDS comments](#)
Subject: Skagit County 2019 Docket
Date: Tuesday, February 19, 2019 12:46:25 PM

Dear Commissioners:

The Avalon Fully Contained Community proposal is inconsistent and in conflict with the 2007 Skagit County Countywide Planning Policies (CPPs) which have been mutually agreed to by Skagit County and local municipalities to sustainably manage growth. Specifically, CPP 1.1 directs all urban growth into EXISTING Urban Growth Areas.

Because there is no credible evidence that local municipalities do not have the capacity within existing UGAs to accommodate existing growth projections, moving forward with docketing this proposal will be in violation of the 2007 County Wide Planning Policies and the 2002 Framework Agreement between Skagit County, The City of Burlington, The City of Mount Vernon, the City of Anacortes, the City of Sedro-Woolley, and the Town of La Conner.

In addition, the proposal is inconsistent with the Skagit County's Comprehensive Plan, UGA designation policies and the Envision Skagit 2060 Citizen Committee Final Recommendations. Please vote no on docketing this proposal.

Sincerely,

Kimberly Connors
11072 Peacock Ln
Burlington

360 391-1007

From: [Ellen Cooley](#)
To: [PDS comments](#)
Subject: Skagit County's 2019 Docket
Date: Thursday, January 31, 2019 10:16:29 AM

I oppose the proposed 4,000 unit development near Avalon Golf Course.

Ellen Cooley
16340 Lookout Ln
Bow, WA 98232

From: [Rita Cornelius](#)
To: [PDS comments](#)
Date: Saturday, February 16, 2019 9:14:36 AM

Vote NO on allowing fully contained communities in Skagit County

Sent from my Verizon, Samsung Galaxy smartphone

From: [Lora Cothran](#)
To: [PDS comments](#)
Subject: Skagit County's 2019 Docket
Date: Saturday, February 16, 2019 11:02:25 AM

Dear Commissioners:

The Avalon Fully Contained Community proposal is inconsistent and in conflict with the 2007 Skagit County Countywide Planning Policies (CPPs) which have been mutually agreed to by Skagit County and local municipalities to sustainably manage growth. Specifically, CPP 1.1 directs all urban growth into **EXISTING** Urban Growth Areas.

Because there is no credible evidence that local municipalities do not have the capacity within existing UGAs to accommodate existing growth projections, moving forward with docketing this proposal will be in violation of the 2007 County Wide Planning Policies and the 2002 Framework Agreement between Skagit County, The City of Burlington, The City of Mount Vernon, the City of Anacortes, the City of Sedro-Woolley, and the Town of La Conner.

In addition, the proposal is inconsistent with the Skagit County's Comprehensive Plan, UGA designation policies and the Envision Skagit 2060 Citizen Committee Final Recommendations. Please vote no on docketing this proposal.

From: [Charles Crider](#)
To: [PDS comments](#)
Subject: Comments on Skagit Partners Proposal
Date: Wednesday, February 13, 2019 11:38:06 AM
Attachments: [Avalon input 2019.docx](#)

CAUTION: This email originated from an external email address. Do not click links or open attachments unless you recognize the sender, you are expecting this email and attachments, and you know the content is safe.

Here are the comments from the Skagit/Island Counties Builders Association concerning the proposed project at Avalon by Skagit Partners.

Thank you,

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

February 11, 2019

From: Skagit/Island Counties Builders Association (SICBA)

To: Skagit Council of Government

Subj: Skagit Partners Proposal

Commissioners;

This writing is to once again express our support for the Skagit Partners Proposal for a Master Planned Community that has been requested to be placed on the docket for 2019. It is our feeling that placing this on the 2019 Docket or at least on a work plan for 2019 will start a very important process to meet the needs of housing in Skagit County for years to come. What is extremely important is that a lot of the things that will be required of the project cannot be started until it is at least docketed and/or a work plan is in place. Skagit Partners are not asking Skagit County to approve the project – just to put it on the docket so the work can start to determine how it can be feasible for Skagit County in helping meet the housing needs that are growing every day.

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

1. Not in the flood plain.
2. Has utilities to the site to include sewer and water.
3. Has easy access to county and state roads.
4. Is not made up of agricultural lands but is part of a mineral deposit which has had the usable gravel removed. It currently has a mineral overlay that will need to be removed and that will also take time to get done given the requirements of GMA.
5. Will not be built over night but will be well planned with the county staff over the next few years.
6. Meets the GMA policy allowing for Master Planned Communities in non-municipal UGAs.
7. Is not proposing an elitist community of very expensive homes but is proposing housing that would be in the middle income attainability range. It is also our understanding that it will contain some entry level affordable housing as well.

As far as the concern raised about Skagit Partners not having a plan for storm water runoff; there are Federal, State and Local Laws that more than adequately address this issue before it even becomes a problem. Skagit Partners is aware of these laws and knows full well they cannot divert storm water onto adjacent land regardless of the zoning of that property. So that concern is truly a moot subject. The unfortunate part of this is they cannot start working on that until they have some semblance that the project

might be able to move forward in the future. That semblance would be the docketing of this project for review and work – or creating a work plan to help answer some of these issues moving forward.

This has been in the works for many years and as you know, house prices are increasing dramatically because of the lack of housing available for purchase. This would help to stabilize the housing market in the foreseeable future by adding options to those who are looking for housing and by reducing the demand on the various communities.

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

Finally, if there are no provisions to allow this to move forward on a work plan over the next year, we fully support, recommend and encourage the docketing of this proposal for 2019 to get things started. We are probably looking five or more years down the road for anything to really get started physically and that gives the county time to work with the proponents in making sure this meets all the criteria of GMA and Skagit County Policies and Code. It only makes sense to start on something now to affect housing positively and effectively in years to come.

Thank you,

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

From: [Nancy Crowell](#)
To: [PDS comments](#)
Subject: Skagit County's 2019 Docket PL18-0405
Date: Sunday, January 27, 2019 5:51:07 PM

Dear Planning and Development:

I am writing to express my opposition to Docket PL18-0405 proposed by Skagit Partners. The Skagit County Comprehensive Plan, under the Growth Management Act, indicates Skagit County's cities and towns have decided that there is enough land inside the city limits and the urban growth areas to accommodate the population targets over the next 20 years. This proposed change is absolutely unnecessary. I urge you not to allow a handful of people to change the character of rural Skagit County for their personal benefit. Please protect the rural nature of our county, our natural resources, and stay true to the guidelines that were worked out in the existing plan.

Thanks,
Nancy Crowell
La Conner, WA

From: [Kimberly Davis](#)
To: [PDS comments](#)
Subject: Vote NO on allowing fully contained communities in Skagit Co.
Date: Sunday, February 17, 2019 12:49:22 PM

Dear Commissioners:

The Avalon Fully Contained Community proposal is inconsistent and in conflict with the 2007 Skagit County Countywide Planning Policies (CPPs) which have been mutually agreed to by Skagit County and local municipalities to sustainably manage growth. Specifically, CPP 1.1 directs all urban growth into **EXISTING** Urban Growth Areas.

Because there is no credible evidence that local municipalities do not have the capacity within existing UGAs to accommodate existing growth projections, moving forward with docketing this proposal will be in violation of the 2007 County Wide Planning Policies and the 2002 Framework Agreement between Skagit County, The City of Burlington, The City of Mount Vernon, the City of Anacortes, the City of Sedro-Woolley, and the Town of La Conner.

In addition, the proposal is inconsistent with the Skagit County's Comprehensive Plan, UGA designation policies and the Envision Skagit 2060 Citizen Committee Final Recommendations. **Please vote no on docketing this proposal.**

-

I love Skagit Valley... please do not be responsible for destroying its beauty.

-

Sincerely, Kimberly Davis

-

Sent from [Mail](#) for Windows 10

From: [Julie Dawning](#)
To: [PDS comments](#)
Subject: Skagit County's 2019 Docket
Date: Saturday, February 16, 2019 10:34:25 AM

To whom it may concern,

I recently learned of plans to place a Fully Contained Community just three miles north of Burlington.

My family has owned a farm in that area for almost 80 years. My childhood memories include visiting the farm to pick up fallen apples which we took home to make into apples and dumplings. I love farming so much that I currently have a backyard garden in Seattle that provides most of our vegetables for the full year. Additionally, on principle I believe in natural farming methods and small farms.

Placing such a huge community in the Skagit Valley, which has traditionally been farmland, would not only change the nature of the area. It would violate 30 years of community led and supported planning, such as the 2002 Framework Agreement and Skagit county Coutywide Planning Policies.

I strongly oppose this plan!

Please keep our farmlands intact so that we can all enjoy local products produced by loving hands!

Thank you for your attention,

Julie Dawning
9230 7th Ave NW
Seattle, WA 98117

From: [Charlene Day](#)
To: [PDS comments](#)
Subject: Skagit County's 2019 docket
Date: Saturday, February 16, 2019 9:08:45 PM

Dear Commissioners:

The extraordinary appeal of our beautiful Skagit Farmlands full of migrating birds and raptors draws tourists particularly from Canada and the greater Seattle area every weekend! People marvel at our abilities to contain development that has spoiled their communities such that in order to experience careful planning, they have to come here to see what has worked over time.

The Avalon Fully Contained Community proposal is inconsistent and in conflict with the 2007 Skagit County Countywide Planning Policies (CPPs) which have been mutually agreed to by Skagit County and local municipalities to sustainably manage growth. Specifically, CPP 1.1 directs all urban growth into **EXISTING** Urban Growth Areas.

Because there is no credible evidence that local municipalities do not have the capacity within existing UGAs to accommodate existing growth projections, moving forward with docketing this proposal will be in violation of the 2007 County Wide Planning Policies and the 2002 Framework Agreement between Skagit County, The City of Burlington, The City of Mount Vernon, the City of Anacortes, the City of Sedro-Woolley, and the Town of La Conner.

In addition, the proposal is inconsistent with the Skagit County's Comprehensive Plan, UGA designation policies and the Envision Skagit 2060 Citizen Committee Final Recommendations. Please vote no on docketing this proposal.

Thank you for considering this appeal,
Charlene Day
4987 Samish Terrace Rd
Bow, WA 98232

From: [Mary Deaton](#)
To: [PDS comments](#)
Subject: Skagit Counties 2019 Docket
Date: Saturday, February 16, 2019 12:01:12 PM

Dear Commissioners;

Skagit County has an affordable housing crisis, but the proposed Avalon project will not solve that crisis. The housing crisis is the lack of **affordable** housing. We need housing for people who live paycheck to paycheck. People who cannot afford the rental rates now being charged often face homelessness.

Even \$15 an hour does not allow a family to pay rent on a house or apartment, let alone buy a house or a condo unit. Many low-wage workers rely on walking or the bus to get to work. Families with small children have the expense of childcare in order to work outside the home.

The housing we need should be housing affordable to minimum wage workers and it should be located near their work and their children's schools. A child-care center should be included in any low-income housing development so parents with small children can work. It should be close to food stores, drug stores, and medical services. Requiring a car to go grocery shopping is unrealistic.

The proposed housing development solves none of the problems of low-income people.

.
Mary Deaton
215 East Highland Ave.
Mount Vernon, WA 98273
Cell: 206 323-0701

From: [Ken Deering](#)
To: [PDS comments](#)
Subject: Skagit County's 2019 Docket
Date: Monday, February 18, 2019 9:38:12 PM

Dear Commissioners:

The Avalon Fully Contained Community proposal is inconsistent and in conflict with the 2007 Skagit County Countywide Planning Policies (CPPs) which have been mutually agreed to by Skagit County and local municipalities to sustainably manage growth. Specifically, CPP 1.1 directs all urban growth into **EXISTING** Urban Growth Areas.

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In addition, [the proposal](#) is inconsistent with the Skagit County's Comprehensive Plan, UGA designation policies and the Envision Skagit 2060 Citizen Committee Final Recommendations.

Please vote no on docketing this proposal.

Thank you for your consideration.

Ken Deering
Edison WA

From: [Gene Derig](#)
To: [PDS comments](#)
Subject: Skagit County's 2019 Docket
Date: Sunday, January 27, 2019 5:44:37 PM

Dear County Commissioners:

We strongly oppose docketing PL18-0405 proposed by Skagit Partners, which would allow an FCC of 4,000 homes near the Avalon Golf Course.

Thank you for your time.

Gene and Marilyn
1302 K. Avenue/PO Box 341
Anacortes, WA 98221
360-293-3928
gderig@me.com

From: [Raymond DeVries](#)
To: [PDS comments](#)
Subject: Skagit County's 2019 Docket
Date: Saturday, February 16, 2019 8:06:42 PM

Dear Commissioners:

The Avalon Fully Contained Community proposal is inconsistent and in conflict with the 2007 Skagit County Countywide Planning Policies (CPPs) which have been mutually agreed to by Skagit County and local municipalities to sustainably manage growth. Specifically, CPP 1.1 directs all urban growth into **EXISTING** Urban Growth Areas.

Because there is no credible evidence that local municipalities do not have the capacity within existing UGAs to accommodate existing growth projections, moving forward with docketing this proposal will be in violation of the 2007 County Wide Planning Policies and the 2002 Framework Agreement between Skagit County, The City of Burlington, The City of Mount Vernon, the City of Anacortes, the City of Sedro-Woolley, and the Town of La Conner.

In addition, the proposal is inconsistent with the Skagit County's Comprehensive Plan, UGA designation policies and the Envision Skagit 2060 Citizen Committee Final Recommendations. Please vote no on docketing this proposal.

From: [website](#)
To: [Planning & Development Services](#)
Subject: PDS Comments
Date: Friday, February 15, 2019 3:35:01 PM

Name : Molly Doran
Address : Skagit Land Trust, 1020 S 3rd
City : Mount Vernon
State : WA
Zip : 98273

email : mollyd@skagitlandtrust.org

Phone : 360.428.7878 ext 202

PermitProposal : Skagit County's 2019 Docket - P4

Comments : These comments pertain to Skagit Land Trust's proposal to update the County's Critical Area Ordinance to include Great Blue Heron management areas:

Skagit Land Trust submitted a proposal on July 31, 2018 and has done several presentations since that time. These comments pertain to questions that have arisen during discussions and presentations and augment the comment letter we previously submitted.

1. Skagit Land Trust's proposes that the Critical Area Ordinance apply to heronries of 20 nests or more. This is based on Washington Fish and Wildlife guidance of the most critical heronries to protect with seasonal and year-round buffers. All three heronries of this size are currently on land Skagit Land Trust conserves either in fee ownership or through a conservation easement.

2. Mapping Great Blue Heron Colonies in Skagit County: Washington Department of Fish and Wildlife keeps heronry data and can produce a GIS layer with a polygon of the mapped extent of the edges of active colonies in Skagit County. The County will be able to use this data to establish buffers. There is a valid concern of keeping heronry data current as WDFW typically receives this data from 3rd parties. Because Skagit Land Trust (SLT) holds a permanent conservation interest on the land hosting the three colonies in the County that currently have more than 20 nests, SLT will provide mapping data to WDFW annually. SLT works with other conservation and citizen science groups and these partnerships will enable updates to WDFW's data should new heronries arise that meet the 20-nest threshold.

3. WDFW's current map shows active heronries of all sizes as well as historic, abandoned heronries. However, it is simple to cull out heronries with 20 nests or greater. Currently only three heronries meet this criterion. According to WDFW data, two other heronries possibly exist but do not meet the 20-nest threshold. Colony edges do move around but the general colony location itself is typically stable for decades. It is not expected that new locations will emerge and decline frequently.

4 WDFW suggests a seasonal and year-round buffer approach to protect herons during critical nesting times. We urge the County to adopt the WDFW recommended buffers for many reasons articulated in our July 31 2018 letter and subsequent presentations. A further reason to adopt this approach is that the largest occupied heronries in the County are situated on urban/rural interfaces. The March Point Heronry, by far the largest heron colony with over 700 nests, straddles the City of Anacortes jurisdiction and Skagit County jurisdiction (within the UGA). The City of Anacortes is pursuing updates to their CAO that plan to incorporate the

WDFW guidance. City permits already require a plan if activities fall within certain areas near the March Point Heronry. It would be best for March Point to have the full complement of buffers on all its sides, whether in the City or County. A weaker buffer on one side could impact the entire heronry. Implementation of WDFW guidelines will be easier for each jurisdiction if both the City of Anacortes and the County adopt them.

From Host Address: 73.221.190.122

Date and time received: 2/15/2019 3:33:16 PM

From: [John Doyle](#)
To: [PDS comments](#)
Subject: Fully Contained Community Proposal
Date: Monday, January 28, 2019 12:07:33 PM

This is a second submittal per the response notification.

This proposal has been turned year after year due to its violation of the Countywide Planning Policies. To change the Comprehensive Plan and Countywide Planning Policies to accommodate a specific project is not only poor public policy, it is the definition of corrupt influence.

The Countywide Planning Policies exclude Fully Contained Communities because, as a class of development, these communities lead to sprawl and costs to the surrounding community associated with the development. When Skagit County implemented the GMA, these communities were considered, discussed and **excluded due to their potential impacts**.

Do not allow fully contained communities in Skagit County. It will significantly add to the degradation of resource lands in Skagit County.

Respectfully,

John Doyle

Retired Administrator and Planning Director for the Town of La Conner

9991 Dan Street

La Conner, WA 98257

Sent from [Mail](#) for Windows 10



Virus-free. www.avast.com

From: [John Doyle](#)
To: [PDS comments](#)
Subject: Fully Contained Community Proposal
Date: Monday, January 28, 2019 11:59:08 AM

This proposal has been turned year after year due to its violation of the Countywide Planning Policies. To change the Comprehensive Plan and Countywide Planning Policies to accommodate a specific project is not only poor public policy, it is the definition of corrupt influence.

The Countywide Planning Policies exclude Fully Contained Communities because, as a class of development, these communities lead to sprawl and costs to the surrounding community associated with the development. When Skagit County implemented the GMA, these communities were considered, discussed and **excluded due to their potential impacts.**

Do not allow fully contained communities in Skagit County. It will significantly add to the degradation of resource lands in Skagit County.

Respectfully,
John Doyle
Retired Administrator and Planning Director for the Town of La Conner

Sent from [Mail](#) for Windows 10



Virus-free. www.avast.com

From: [Cheryl](#)
To: [PDS comments](#)
Subject: Amending the Skagit County Comprehensive Plan to allow consideration of the Avalon Proposal
Date: Thursday, January 31, 2019 7:29:37 PM

Dear Commissioners,

I am strongly against amending the Skagit County Comprehensive Plan to allow consideration of the Avalon Proposal. This would jeopardize the continuation of the Humane Society of Skagit Valley's Kelleher Road location on property leased from Skagit County.

We need the Humane Society to continue their valuable work. Please don't jeopardize that.

Sincerely,

Cheryl Duffy
57 Willow Lane
Mount Vernon, WA 98273

From: asdykstra@aol.com
To: [PDS comments](#)
Subject: Avalon comments
Date: Monday, January 28, 2019 9:20:25 AM

My comments regarding Avalon development.

Traffic. The Cook Rd./ Hwy99 intersection is a disaster already. The Avalon development would need a complete new overpass to I-5 on the South edge of Bow hill. We already try to harvest our feed crops around rush hour traffic. Where is hi-speed rail going to be located? Where is the next road to Sedro Woolley going?(maybe from the new overpass to the north side of Sedro Woolley?

Schools. Who will pay? Developers will switch names/ownership and the public will be voting on a new school bond.

Water. With the instream flow for the Skagit River, I thought there wasn't enough water for farmers to irrigate.

Storm water. Your going to flood Thomas Creek and blow out the dike!! The County has enough issues trying to deal with storm water that they can't handle.

Isn't transitioning mineral land to housing a many decade process?

Thanks
Andrew Dykstra
19241 Gear Rd.
Burlington, Wa. 98233

From: [Beth Edwards](#)
To: [PDS comments](#)
Subject: Skagit County's 2019 Docket
Date: Tuesday, February 19, 2019 5:39:42 PM
Importance: High

I am contacting you today as a resident of Skagit County to **IMPLORE YOU** to vote **NO** on allowing Fully Contained Communities in Skagit County.

Skagit County and its unincorporated areas can only take so much before the beauty of this community is lost forever, so I am urging you to consider this and make preservation a priority over money. Housing developments, no matter which way you build them, are utterly disgusting and would be a complete waste of this beautiful land. My home was built in 1908 – and my neighborhood reflects similar construction, everyone in my neighborhood (which includes the high school and hospital) is **IN THE LEAST** familiar, we wave at one another, smile, help another out, etc., however 5 miles away there is a place called “Skagit Highlands” (I just dropped a friend off at her house there), and I was appalled at the cookie cutter homes and postage stamp yards, jammed one atop the other, the streets don’t even make sense. There are no natural trees, other than a few shrubs and some landscaping, and I don’t think I saw a single bird. She told me she’s owned the house a little more than a year and despite the close quarters with neighbors, no one talks to each other, in fact no one even helped another out during the snow storm. Does that sound like the Skagit County **ANY OF YOU** know? Not me! I know from my neighborhood that everyone loves to talk gardens, so I offered to come over and plant a flower garden to help start some conversations and although she loved the idea, she told me she has to get it approved by the *homeowners association* first! **PLEASE, PLEASE, PLEASE, DO NOT ALLOW THIS TO BECOME THE NORM IN SKAGIT COUNTY!!!** Despite the few developments we currently have, what we have here is still beautiful and friendly, but we can’t keep doing this – building these “developments - , there has to be a point where we say **NO MORE NEW DEVELOPMENTS**, and now’s the time. These developers could dive in and tackle existing structures, maybe even demolish old ones to create, say.... a new apartment complex – that is the type of housing our community needs for sure, not more homes that the people who live here can’t afford to buy. Let’s build up and take care of own community by preserving what’s important and critical to the people who actually live and work here, provide updated and affordable housing by steering developers to existing properties (i.e. warehouse behind the Country Store in Mt. Vernon would be a great place for an apartment complex and would serve a densely populated family area without messing with farmland – no brainer!).

I swear I will curse the day that planting a flower in Skagit County regularly requires approval, and you can bet that if this thing actually comes to fruition, whoever supported it, will not get my vote nor any kind of support in the future. Thank you in advance for your consideration.

Respectfully submitted,

Beth Edwards

Mt. Vernon Resident

The information contained in this transmission may be confidential information intended only for the use of the individual or entity named above. If the reader of this message is not the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please notify us immediately by telephone and delete the original message. Thank you.

From: [Nic metcalf](#)
To: [PDS comments](#)
Subject: Skagit County's 2019 Docket
Date: Saturday, February 16, 2019 6:21:12 PM

Dear Commissioners:

The Avalon Fully Contained Community proposal is inconsistent and in conflict with the 2007 Skagit County Countrywide Planning Policies which have been mutually agreed to by Skagit County and local municipalities to sustainably manage growth. Specifically, CPP 1.1 directs all urban growth into EXISTING Urban Growth Areas.

Because there is no credible evidence that local municipalities do not have the capability within existing UGAs to accommodate existing growth projections, moving forward with docketing this proposal will be in violation of the 2007 County wide planning policies and the 2002 framework agreement between Skagit County, the city of Anacortes, the city of Sedro-Woolley, and the town of LaConner.

In addition. The proposal is inconsistent with the Skagit County's Comprehensive Plan, UGA designation policies and the Envision Skagit 2060 Citizen Committee Final Recommendations. Please vote NO on docketing this proposal.

A Concerned Citizen,
Steve and Pam Egbers

3618 Samish View Lane
Sedro-Woolley, Washington
98284

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Get [Outlook for iOS](#)

From: ellenaj6570@gmail.com
To: [PDS comments](#)
Subject: 2019 Docket
Date: Tuesday, February 19, 2019 2:12:23 PM

Please do NOT approve a change of zoning for a Fully Contained Community (of approx. 8500 people) north of Burlington. We do not have the infrastructure to handle that kind of influx nor do the majority of Skagitonians want to add a "medium-size city" to our valley!!!

[Sent from Yahoo Mail on Android](#)

From: [Susan Fahey](#)
To: [PDS comments](#)
Subject: Skagit County 2019 Docket - Fully Contained Communities
Date: Saturday, February 16, 2019 11:29:20 AM

Dear Commissioners:

Please vote NO on allowing Fully Contained Communities in Skagit County.

The Avalon Fully Contained Community proposal is inconsistent and in conflict with the 2007 Skagit County Countywide Planning Policies (CPPs) which have been mutually agreed to by Skagit County and local municipalities to sustainably manage growth. Specifically, CPP 1.1 directs all urban growth into **EXISTING** Urban Growth Areas.

There is no credible evidence that local municipalities do not have the capacity within existing UGAs to accommodate existing growth projections. This proposed high density development could encourage population growth beyond those projections and will not be fully contained because it does not include adequate commercial, retail, health services and other infrastructure to fully support the population density.

Because the proposal is inconsistent with the Skagit County's Comprehensive Plan, Urban Growth Area designation policies and the Envision Skagit 2060 Citizen Committee Final Recommendations and because I think it will damage the quality of life in the county I ask you to vote no on docketing this proposal.

With thanks to Skagitonians to Preserve Farmlands for alerting us to this issue.

Susan Fahey

SUSAN FAHEY
817 H Avenue
Anacortes WA 98221
360.293.6745

From: [Gina Falcetti](#)
To: [PDS comments](#)
Subject: Ammendent to Skagit County Comprehensive Plan to Allow consideration of the Avalon Proposal
Date: Sunday, February 3, 2019 1:29:36 PM

I am adamantly opposed to amending the Skagit County Comprehensive Plan to allow consideration of the Avalon Proposal. The Humane Society of Skagit County is important to the animals and people of our community and the Kelleher Road location would be at risk. As a local resident and strong supporter of animal welfare I believe this would be a tragedy for our community as well as for the Humane Society.

Gina Falcetti
20724 Echo Hill Rd
Sedro Woolley, WA 98284

From: [P.Fowler](#)
To: [PDS comments](#)
Subject: Avalon Proposal
Date: Friday, February 1, 2019 11:48:05 AM

Title of proposal: Amending the Skagit County Comprehensive Plan to allow consideration of the Avalon Proposal

I am strongly against amending the Skagit County Comprehensive Plan to allow consideration of the Avalon Proposal. This would jeopardize the continuation of the Humane Society of Skagit Valley's Kelleher Road location on property leased from Skagit County.

While the above paragraph is suggested language, please be assured it definitely represents my opinion!

Sincerely,

Pamela Fowler
1115 20th Street
Anacortes, WA 98221

January 29, 2019

GIPAC Code Proposal for 2019: Pre-drilling Well Approval

My name is Nancy Fox, address 7202 Channel View Drive on Guemes Island, and I too am a member of GIPAC. I'm going to briefly review our code proposal which relates to well drilling. This proposal focuses exclusively on Guemes Island as it is unique in the County – it is the only designated Sole Source Aquifer and it is also a seawater intrusion area.

Our goal is to insure that new wells do not undermine existing wells and thereby compromise senior water rights. For us, this is not just an academic exercise; well failures on Guemes Island due to seawater intrusion have been documented for more than 20 years. Here's the bottom line: if our aquifers become widely contaminated, water supply to the entire island could be threatened.

Our code amendments would do three things. They would:

- require the County to review and approve all new wells PRIOR to drilling;
- require, as part of that review, that hydrogeologic impacts are carefully assessed and mitigated; and
- clarify that rainwater catchment systems can be built on Guemes Island without drilling an expensive test well to first prove that well water is not feasible.

Two years ago we proposed a similar code amendment and understood the Planning Department would take up this issue in its work program. Apparently it did not.

In the meantime, we completed a detailed legal analysis of all the overlapping codes that relate to well drilling. It shows that many protections for Guemes Island groundwater are already on the books. The problem is that the code is not being enforced.

1. There is already a requirement for County review and approval before drilling of any new well. (SCC 14.24.380) But wells are being drilled with no notice to the County.
2. Also, the Critical Areas Ordinance (see SCC 14.24.310 and .330) clearly requires hydrogeologic impact assessment for any wells in a Sole Source Aquifer and in Seawater Intrusion Areas. Yet this review is simply not being done.

Our goal is not to place onerous requirements on people who want to drill new wells. We do want to encourage rainwater catchment as a better alternative. And in areas where there is a history of well failure and the potential for further impacts to existing wells, we do not see how the County can legally ignore those impacts.

As you know, we are partnering with the USGS on a proposal for an updated study to provide a better overall understanding of what the Guemes aquifers can sustain. In the meantime, a case-by-case assessment of impacts associated with new wells on Guemes is required under the Critical Areas Ordinance. We'd like the County to enforce its existing code. But given current practice, we felt we have no choice but to ask that the code to be made even more explicit about these requirements.

We thank you for your consideration.

From: [Arlene French](#)
To: [PDS comments](#)
Subject: Amending the Skagit Cty Comp. Plan to allow consideration of Avalon Proposal
Date: Monday, February 4, 2019 8:41:43 PM

Commissioners:

I am VERY strongly **OPPOSED to amending the Skagit County Comp Plan to allow consideration of the Avalon Proposal.** This would greatly affect the Humane Society of Skagit Valley and forever change our beautiful valley.

The Humane Society, where I am a Volunteer, is supported primarily by donations and fees and provides a great service to Skagit Valley. It would be an impossible task to relocate/rebuild. There is a great need for the Humane Society in the very location where it is now, on Kelleher Rd.

I am also opposed to this development because once you permit the creation of a new large city of 8500 new residents, you have created a domino effect of losing all the surrounding farm land to development. I think the costs of the infrastructure would far outweigh any tax dollars you might see. Our Farms are on the most fertile land and are in great danger if the population is allowed in the rural areas.

Please don't allow this proposal. It will affect the entire Skagit Valley detrimentally, forever !

Arlene French
1411 8th Street
Anacortes WA 98221
360-293-0142

From: [Ted Furst](#)
To: [PDS comments](#)
Subject: Skagit County 2019 Docket
Date: Friday, February 15, 2019 3:59:28 PM

Dear Commissioners:

My life partner, Cathy Conner and I live on Fir Island. I write to you today to voice our concerns about the Avalon Community proposal.

The Avalon Fully Contained Community proposal is inconsistent and in conflict with the 2007 Skagit County Countywide Planning Policies (CPPs) which have been mutually agreed to by Skagit County and local municipalities to sustainably manage growth. Specifically, CPP 1.1 directs all urban growth into **EXISTING** Urban Growth Areas.

Because there is no credible evidence that local municipalities do not have the capacity within existing UGAs to accommodate existing growth projections, moving forward with docketing this proposal will be in violation of the 2007 County Wide Planning Policies and the 2002 Framework Agreement between Skagit County, The City of Burlington, The City of Mount Vernon, the City of Anacortes, the City of Sedro-Woolley, and the Town of La Conner.

In addition, the proposal is inconsistent with the Skagit County's Comprehensive Plan, UGA designation policies and the Envision Skagit 2060 Citizen Committee Final Recommendations. Please vote no on docketing this proposal.

Sincerely yours,

Ted Furst

From: [Carolyn Gastellum](#)
To: [PDS comments](#)
Subject: Fwd: Skagit County's 2019 Docket - P4
Date: Sunday, February 17, 2019 10:31:20 AM

CAUTION: This email originated from an external email address. Do not click links or open attachments unless you recognize the sender, you are expecting this email and attachments, and you know the content is safe.

Apologies, this comment letter should have come from my email address, not my husband's.

Thank you for making that correction.

Carolyn Gastellum

To: Skagit County Commissioners and Skagit Planning & Development Services

From: Carolyn Gastellum, 14451 Ashley Place, Anacortes, WA 98221

Dear Commissioners,

I fully support Skagit Land Trust's proposed amendments to the County Critical Areas Ordinance, P4 that would provide important protections for Great Blue Heron nesting sites in our county with 20 or more nests.



Samish Island, 2017 (goskagit.com)

Skagit County is growing in population, businesses, and visitation. People come here for the increasingly rare quality of life in Skagit. Those of us who already live here treasure our mountains, forests, farmlands, rivers, and marine environments. We know we must make careful, informed decisions on all matters in order to protect the farmland, bays, natural beauty and wildlife which are the foundation of Skagit living as population and visitation pressures increase.

Iconic bird species live here with Great Blue Herons being at the top of the list

because they are year-round residents, seen and loved by both residents and visitors. They inspire innumerable photos, works of art, and advertising that promote our exceptional county.

There was a time in recent history that Skagit County's official logo looked like this:



In 2017 a new Birds of Winter festival was promoted through the Economic Development Alliance of Skagit County to enhance economic benefit for local businesses in the winter. It highlights existing bird watching opportunities, provides birding etiquette guidelines, and resulted in the town of La Conner's new Birding Showcase. Even though the focus of winter birding is migratory raptors, swans, and snow geese, Great Blue Herons are also highlighted and easily observed in many locations around the valley to the delight of residents and visitors alike.



La Conner Birding Showcase
(Scott Terrell, Jan. 26, 2019, gorskagit.com)

We, collectively, through our county ordinances must do everything we can to enhance protections for Great Blue Heron nesting sites. Wouldn't it be a travesty if future visitors and residents were told, "Well, for decades we had two of the largest Great Blue Heron nesting sites on the west coast, but they weren't adequately protected so the herons abandoned them. It's a huge loss to our area and something we aren't proud of." As you know, the Samish Island heronry, second largest after March Point heronry, was abandoned in June, 2017 due to a

combination of disturbances when small chicks were in the nest. Had the SLT proposals, informed by guidelines from the Washington Department of Fish & Wildlife, already been in our county CAOs it likely would have made all the difference. We will never know for sure, but we do know that right now we have the opportunity to increase protections that are based on the best available science. We must not lose another heronry and if more carefully protected, perhaps the herons will return to Samish Island. Wouldn't that be something to be proud of! So please, allow the docketing process to move forward so Skagit Land Trust's proposed amendments are incorporated into the CAO.

Thank you for your work on behalf of Skagit County,

Carolyn Gastellum



guskagit.com

RECEIVED

FEB 19 2019

SKAGIT COUNTY
RDS

CAO Letter of Support for SLT Amendments

Skagit County Docketing - P4

To: Skagit County Commissioners and Skagit Planning & Development Services

From: Carolyn Gastellum, 14451 Ashley Place, Anacortes, WA 98221

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CAO Letter of Support for SLT Amendments

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Thank you for your work on behalf of Skagit County,


Carolyn Gastellum



(gorskagit.com)

From: [Ed Gastellum](#)
To: [PDS comments](#)
Subject: Skagit County's 2019 Docket - P4
Date: Sunday, February 17, 2019 10:29:21 AM

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To: Skagit County Commissioners and Skagit Planning & Development Services

From: Carolyn Gastellum, 14451 Ashley Place, Anacortes, WA 98221

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Thank you for your work on behalf of Skagit County,

Carolyn Gastellum



goskagit.com

From: [Verena](#)
To: [PDS comments](#)
Subject: Avalon
Date: Monday, February 18, 2019 9:23:41 PM

Dear Skagit County Commissioners:

Please vote NO on allowing Fully Contained Communities in Skagit County.

I am concerned about the proposed fully contained community (Avalon) that is North of Burlington near the Kelleher Road.

My reasons concerning this development are some of the same responses to any development impacts when they are next to farmland such as stormwater runoff, drainage off the hillside, and noise and dust complaints from residents.

But some of my responses are not the same 'old.'

What really alarms me is why are you considering adding a more densely development than some of our cities out in the rural area as well as providing a location for more expensive houses. Don't we want our rural to stay "Rural" and provide housing for low to middle incomes since there is a housing crisis going on?

And if I am correct, there is no current process for approving these sorts of developments, so we are now opening the door for all. Shouldn't we first develop a procedure?

This kind of community creates sprawl, traffic problems, and negative impacts on adjacent farmland-just to name a few. Haven't we been trying to keep growth inside the Urban Growth Area. Not only should cities be 'infilling' first but there is still much room for 'infilling.'

The Avalon Fully Contained Community proposal is inconsistent and in conflict with the 2007 Skagit County Countywide Planning Policies (CPPs) which have been mutually agreed to by Skagit County and local municipalities to sustainably manage growth. Specifically, CPP 1.1 directs all urban growth into EXISTING Urban Growth Areas.

Because there is no credible evidence that local municipalities do not have the capacity within existing UGAs to accommodate existing growth projections, moving forward with docketing this proposal will be in violation of the 2007 County Wide Planning Policies and the 2002 Framework Agreement between Skagit County, The City of Burlington, The City of Mount Vernon, the City of Anacortes, the City of Sedro-Woolley, and the Town of La Conner.

In addition, [the proposal](#) is inconsistent with the Skagit County's Comprehensive Plan, UGA designation policies and the Envision Skagit 2060 Citizen Committee Final Recommendations. Please vote no on docketing this

proposal.

There is no need for this kind of development.

Thank you for considering my thoughts on this development.

Carpe diem!
Verena Giebels
Bow, WA 98232

From: [Verena](#)
To: [PDS comments](#)
Subject: Fwd: Avalon
Date: Monday, February 18, 2019 11:19:50 PM

Reseeding with my full address now below

Dear Skagit County Commissioners:

Please vote NO on allowing Fully Contained Communities in Skagit County.

I am concerned about the proposed fully contained community (Avalon) that is North of Burlington near the Kelleher Road.

My reasons concerning this development are some of the same responses to any development impacts when they are next to farmland such as stormwater runoff, drainage off the hillside, and noise and dust complaints from residents.

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There is no need for this kind of development.

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Carpe diem!
Verena Giebels

1310 A Oyster Creek Lane

Bow, WA 98232

From: tom.glade@comcast.net
To: [PDS comments](#)
Subject: Skagit County Comp Plan Amendment P1805 – Avon Fully Contained Community
Date: Tuesday, February 19, 2019 4:31:10 PM
Attachments: [image005.png](#)
[image013.png](#)
[image014.png](#)
[image015.png](#)

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WA 98221

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evergreenislands.org

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Evergreen Islands is a 501(c)
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EVERGREEN ISLANDS

February 19, 2019

To: Skagit County Board of Commissioners:
Ron Wesen (District 1), Ken Dahlstedt (District 2), Sharon Dillon (District 3)
CC: Evergreen Islands Board of Directors

Re: Skagit County Comp Plan Amendment P1805 – Avon Fully Contained Community

Dear Commissioners:

Evergreen Islands is opposed to amending the Skagit County Comprehensive Plan to allow Fully Contained Communities or Urban Villages, and in particular the Avon Fully Contained Community. Washington States experience with existing Fully Contained Communities includes the following drawbacks:

- For the most part, urban villages in Issaquah, Redmond and Snoqualmie have yet to provide one missing link — jobs. Corporate employers have been a critical void, and without nearby jobs, the traffic woes brought on by more development only continue. [\[1\]\[i\]](#)

In its Vision 2040 plan [\[ii\]](#), the Puget Sound Regional Council’s general goal for rural lands goal and policies is: *The region will permanently sustain the ecological functions, resource value, lifestyle, and character of rural lands for future generations by limiting the types and intensities of development in rural areas.* The Vision 2040 then includes the following individual goals:

- Contribute to improved ecological functions and more appropriate use of rural lands by minimizing impacts through innovative and environmentally sensitive land use management and development practices.
- Do not allow urban net densities in rural and resource areas.
- **Avoid new fully contained communities outside of the designated urban growth area** because of their potential to create sprawl and undermine state and regional growth management goals

GMA Issues:

[RCW 36.70A.020, Planning goals.](#)

- (1) Urban growth. Encourage development in urban areas **where adequate public facilities and services exist** or can be provided in an efficient manner.

This intention of this GMA goal is that growth will occur adjacent to urban areas where the (expensive) public services were already available.

[RCW 36.70A.350, New fully contained communities.](#)

(2) New fully contained communities may be approved outside established urban growth areas **only if a county reserves a portion of the twenty-year population projection and offsets the urban growth area accordingly** for allocation to new fully contained communities that meet the requirements of this chapter. Any county electing to establish a new community reserve shall do so no more often than once every five years as a part of the designation or review of urban growth areas required by this chapter. The new community reserve shall be allocated on a project-by-project basis, only after specific project approval procedures have been adopted pursuant to this chapter as a development regulation. When a new community reserve is established, urban growth areas designated pursuant to this chapter shall accommodate the unreserved portion of the twenty-year population projection. *Has Skagit County established a process for reviewing proposals to authorize new Fully Contained Community, e.g. in the Skagit County Code? Will Avon take away future*

population growth away from Burlington, Mount Vernon, and Sedro-Woolley. Are these central Skagit County cities willing to give away their growth?

[RCW 36.70A.130 Comprehensive plans—Review procedures and schedules—Amendments](#)

(5) Except as otherwise provided in subsections (6) and (8) of this section, following the review of comprehensive plans and development regulations required by subsection (4) of this section, counties and cities shall take action to review and, if needed, revise their comprehensive plans and development regulations to ensure the plan and regulations comply with the requirements of this chapter as follows:

- (b) On or before June 30, 2016, and **every eight years thereafter**, for Clallam, Clark, Island, Jefferson, Kitsap, Mason, San Juan, **Skagit**, Thurston, and Whatcom counties and the cities within those counties;

This provision is what shot down the Tethys Water Bottling Plant proposal. The City of Anacortes tried to expand its UGA to allow the Tethys proposal, but they were required to change their Comp Plan during a major update year. They could have updated their Comp Plan with an Emergency Comp Plan Amendment, but that would have required a fully defined project. In their proposal, Tethys intentionally excluded both the location and size of the railyard required for the 1-1/2 mile long unit trains. Skagit County’s next major update is slated for 2024.

[RCW 36.70A.070 Comprehensive plans—Mandatory elements](#)

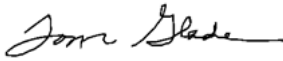
(5) Rural element. (iv)

The county shall establish the logical outer boundary of an area of more intensive rural development. In establishing the logical outer boundary, the county shall address

- (A) the need to preserve the character of existing natural neighborhoods and communities,**
- (B) physical boundaries, such as bodies of water, streets and highways, and land forms and contours,**
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This argument is weak since it pertains to Logical Areas of More Intense Rural Development but it does illustrate the intention of the Growth Management Act. To me, the Avalon development would be much more reasonable if it was situated south of Cook Road – both Burlington and Sedro-Woolley would benefit if they desire more growth.

Respectfully yours



Tom Glade

ATTACHMENT 1

Applicable Growth Management Act Rules

GMA Issues:

1. [RCW 36.70A.020, Planning goals.](#)

The following goals are adopted to guide the development and adoption of comprehensive plans and development regulations of those counties and cities that are required or choose to plan under RCW 36.70A.040. The following goals are not listed in order of priority and shall be used exclusively for the purpose of guiding the development of comprehensive plans and development regulations:

- (2) Urban growth. Encourage development in urban areas **where adequate public facilities and services exist** or can be provided in an efficient manner.

This intention of this GMA goal is that growth will occur adjacent to urban areas where the (expensive) public services were already available.

2. [RCW 36.70A.350, New fully contained communities.](#)

A county required or choosing to plan under RCW [36.70A.040](#) **may establish a process as part of its urban growth areas**, that are designated under RCW [36.70A.110](#), **for reviewing proposals to authorize new fully contained communities** located outside of the initially designated urban growth areas.

(1) A new fully contained community may be approved in a county planning under this chapter if criteria including but not limited to the following are met:

- (a) New infrastructure is provided for and **impact fees** are established consistent with the requirements of RCW [82.02.050](#);
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 - (c) Buffers are provided between the new fully contained communities and adjacent urban development;
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 - (e) Affordable housing is provided within the new community for a broad range of income levels;
 - (f) Environmental protection has been addressed and provided for;
 - (g) Development regulations are established to ensure urban growth will not occur in adjacent nonurban areas;
 - (h) Provision is made to mitigate impacts on designated agricultural lands, forestlands, and mineral resource lands;
 - (i) The plan for the new fully contained community is consistent with the development regulations established for the protection of critical areas by the county pursuant to RCW [36.70A.170](#).
- (2) New fully contained communities may be approved outside established urban growth areas **only if a county reserves a portion of the twenty-year population projection and offsets the urban growth area accordingly** for allocation to new fully contained communities that meet the requirements of this chapter. Any county electing to establish a new community reserve shall do so no more often than once every five years as a part of the designation or review of urban growth areas required by this chapter. The new community reserve shall be allocated on a project-by-project basis, only after specific project approval procedures have been adopted pursuant to this chapter as a development regulation. When a new community reserve is established, urban growth areas designated pursuant to this chapter shall accommodate the unreserved portion of the twenty-year population projection.

Final approval of an application for a new fully contained community shall be considered an adopted amendment to the comprehensive plan prepared pursuant to RCW [36.70A.070](#) designating the new fully contained community as an urban growth area.

*Has Skagit County established a process for reviewing proposals to authorize new Fully Contained Community, e.g. in the Skagit County Code?
Will Avon take away future population growth away from Burlington, Mount Vernon, and Sedro-Woolley.
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While Avon went to great efforts to justify that their Fully Contained Community would have enough water, I found no references for impacts of Climate Change.

5. RCW 36.70A.070 Comprehensive plans—Mandatory elements

(5) Rural element. Counties shall include a rural element including lands that are not designated for urban growth, agriculture, forest, or mineral resources. The following provisions shall apply to the rural element:

(d) Limited areas of more intensive rural development. Subject to the requirements of this subsection and except as otherwise specifically provided in this subsection (5)(d), the rural element may allow for limited areas of more intensive rural development, including necessary public facilities and public services to serve the limited area as follows:

(iv) A county shall adopt measures to minimize and contain the existing areas or uses of more intensive rural development, as appropriate, authorized under this subsection. Lands included in such existing areas or uses shall not extend beyond the logical outer boundary of the existing area or use, thereby allowing a new pattern of low-density sprawl. Existing areas are those that are clearly identifiable and contained and where there is a logical boundary delineated predominately by the built environment, but that may also include undeveloped lands if limited as provided in this subsection. **The county shall establish the logical outer boundary of an area of more intensive rural development. In establishing the logical outer boundary, the county shall address**

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ATTACHMENT 2

Futurewise Comment Letter, January 31

Tim Trohimovich, “Skagit County’s 2019 Docket

From: Tim Trohimovich
Sent: Thursday, January 31, 2019 11:17 AM
To: 'pdscomments@co.skagit.wa.us' <pdscomments@co.skagit.wa.us>
Subject: Skagit County's 2019 Docket

Dear Sirs and Madams:

Thank you for the opportunity to comment on the 2019 Docket of Comprehensive Plan, Land Use Map, and Development Code Amendments. We recommend that PL18-0405 proposing to amend the Countywide Planning Policies (CPPs), the Comprehensive Plan, and the development regulations to establish a process for consideration and approval of a new fully contained community not be included on the 2019 Docket. Fully Contained Communities (FCCs) should not be adopted as a planning tool for Skagit County because they are not needed to accommodate the county's growth and will result in substantial adverse transportation impacts and other adverse impacts.

Futurewise works throughout Washington State to support land-use policies that encourage healthy, equitable and opportunity-rich communities, and that protect our most valuable farmlands, forests, and water resources. Futurewise has members and supporters throughout Washington State including Skagit County.

One of the most important lessons from King County's experience with FCCs is that it is very difficult to provide family wage jobs in FCCs. As a 2007 Seattle Times article documents:

But for the most part, urban villages in Issaquah, Redmond and Snoqualmie have yet to provide one missing link — jobs.

Corporate employers have been a critical void.

And without nearby jobs, the traffic woes brought on by more development only continue.

Sonia Krishnan, *Living near work? Great idea, in theory* [The Seattle Times](http://www.seattletimes.com/seattle-news/living-near-work-great-idea-in-theory/) (August 14, 2007) accessed on Jan. 31, 2018 at: <https://www.seattletimes.com/seattle-news/living-near-work-great-idea-in-theory/>.

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Longtime residents feel the squeeze as thousands of new commuters jam highways and once-quiet back roads.

While no one specifically tracks how many urban-village dwellers drive to their jobs, transportation data show a jump in the number of cars on the road as more people move there.

From 2003 to 2006, for example, 6,000 more cars traveled on Interstate 90 at the Sunset Interchange where Issaquah Highlands is located, according to figures from the state Department of Transportation. Similar spikes were noted near Snoqualmie and Redmond Ridge.

Redmond Ridge and its companion developments were immersed in litigation for years, in part because the county failed to upgrade Novelty Hill Road, the main link to Redmond. As a result, the mostly rural area was flooded with urban-style traffic jams.

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So the fully contained communities will be primarily residential, with residents commuting to employment centers, increasing traffic. The *Cost of Community Services Skagit County* documents that the cost of providing public services to each residence exceeds the revenues produced by 25 percent. American Farmland Trust, *Cost of Community Services Skagit County Washington* p. 17 (1999) accessed on Jan. 31, 2019 at: http://www.farmlandinfo.org/sites/default/files/Skagit_City_COCS_1.pdf

Given the transportation and other impacts and that the development will not generate the revenues to pay for these and other costs, we recommend that Skagit County not docket PL18-0405.

Thank you for considering our comments. If you require additional information, please contact me at telephone (206) 343-0681 Ext. 102 and email: tim@futurewise.org.

Tim Trohimovich, AICP
Director of Planning & Law

816 Second Avenue, Suite 200
Seattle, WA 98104-1530
206 343-0681 Ex 102
tim@futurewise.org
connect:   [futurewise.org](https://www.facebook.com/futurewise.org)

ATTACHMENT 3

Puget Sound Regional Council

[VISION 2040 Documents](#)

Development Regulation Amendment Suggestion

Skagit Partners LLC

Puget Sound Regional Council

<https://www.psrc.org/vision-2040-documents>

VISION 2040 Documents

VISION 2040 is the region's strategy for keeping central Puget Sound thriving as we grow.

RURAL LANDS GOAL AND POLICIES Goal: The region will permanently sustain the ecological functions, resource value, lifestyle, and character of rural lands for future generations by limiting the types and intensities of development in rural areas.

MPP-DP-21: Contribute to improved ecological functions and more appropriate use of rural lands by minimizing impacts through innovative and environmentally sensitive land use management and development practices.

MPP-DP-22: Do not allow urban net densities in rural and resource areas.

MPP-DP-23: Avoid new fully contained communities outside of the designated urban growth area because of their potential to create sprawl and undermine state and regional growth management goals

Development Regulation Amendment Suggestion

Skagit Partners LLC

Describe the reasons your proposed amendment is needed or important.

In support of a new fully contained community, Skagit Partners requests that Skagit County (County) allocate an additional 8,500 people to the County's population allocation. This additional population represents an increase to the overall population figure planned for 2036 rather than a re-allocation of the current population figure for 2036. Currently, the County is utilizing a population figure of 155,452. (See "Skagit County Growth Projections, Summary of Methods and Results, July 2014", Berk Consulting; "Berk" or "Berk Report"). However, our

research indicates that a new fully contained community will draw additional population that would not otherwise come to reside in Skagit County. Therefore, the proposed new fully contained community, Avalon, is not within the forecasting parameters used to arrive at the 155,452 population number. An increase of 8,500 people would bring this population figure to 163,952. The County must allocate (reserve) a portion of its twenty-year population projection for the new fully contained community. This “reserve” is referred to as a “new community reserve” under the GMA. RCW 36.70A.350 (2).

ATTACHMENT 4 Plat Acres and Plat Map

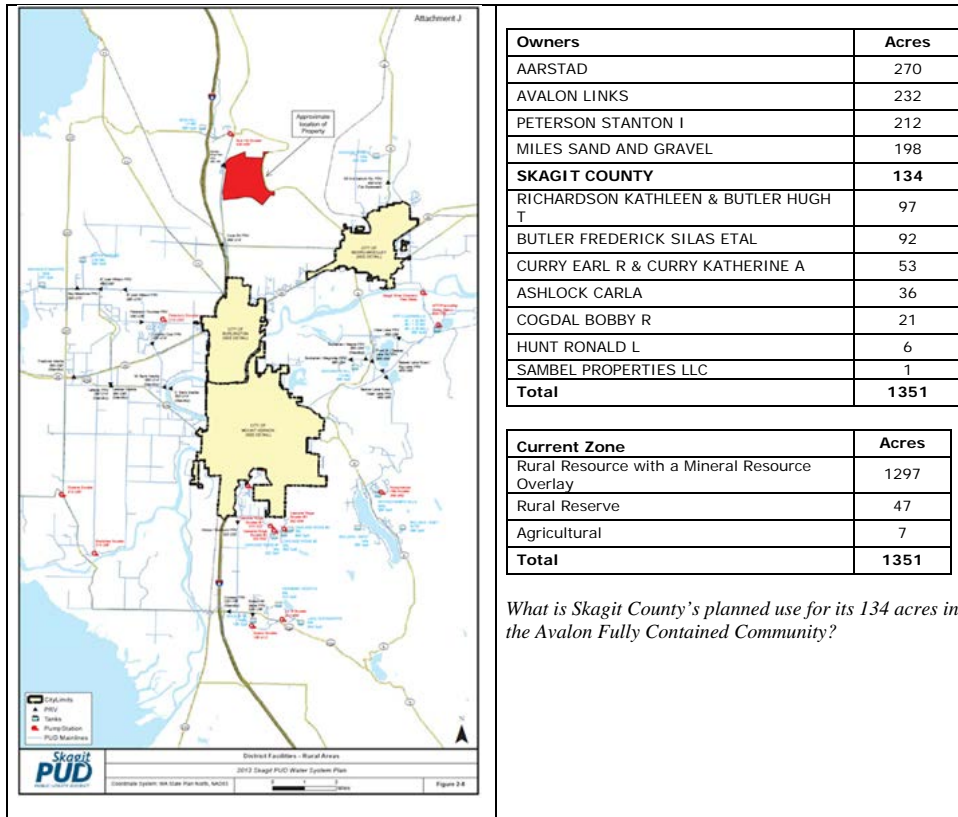


Table 1. Avon Fully Contained Community Plat Acreages

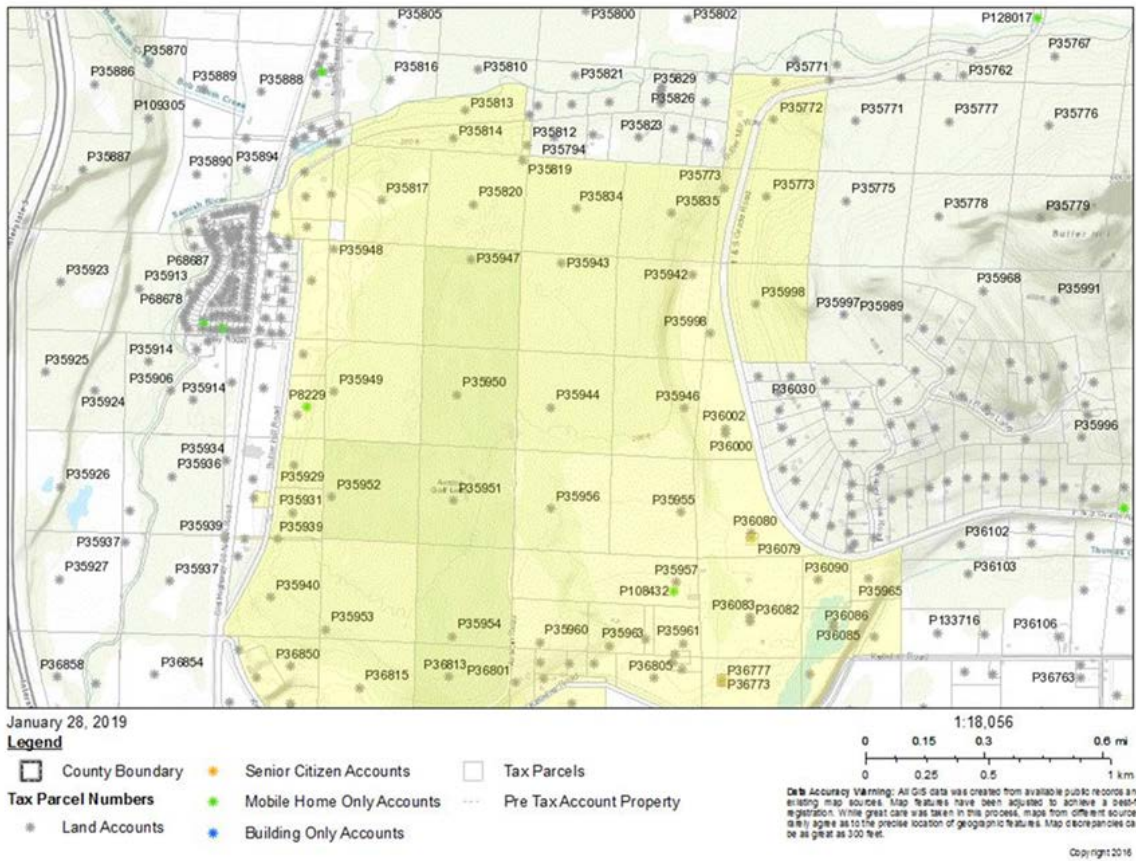


Figure 2. Plat Map of the Avon Fully Contained Community

[1] Sonia Krishnan, *Living near work? Great idea, in theory* *The Seattle Times* (August 14, 2007) accessed on Jan. 31, 2018 at: <https://www.seattletimes.com/seattle-news/living-near-work-great-idea-in-theory/>.

END NOTES

[i] Sonia Krishnan, *Living near work? Great idea, in theory* *The Seattle Times* (August 14, 2007) accessed on Jan. 31, 2018 at: <https://www.seattletimes.com/seattle-news/living-near-work-great-idea-in-theory/>.

[ii] Puget Sound Regional Council, *VISION 2040 Documents* <https://www.psrc.org/vision-2040-documents>

From: tom.glade@comcast.net
To: [PDS comments](#)
Subject: Skagit County Comp Plan Amendment P1805 – Avon Fully Contained Community
Date: Tuesday, February 19, 2019 6:40:54 PM
Attachments: [EvergreenIslands_CommentLetter_CompPlan_AmendmentP1805 – AvonFullyContainedCommunity_20190219.pdf](#)

CAUTION: This email originated from an external email address. Do not click links or open attachments unless you recognize the sender, you are expecting this email and attachments, and you know the content is safe.

Hi PDS,

My previous e-mail was messy because I was unsuccessful in converting it into a PDF file. To meet the deadline, I just slapped into an e-mail.

However, I was finally able to convert it into a PDF file (attached)

Since the content is exactly the same, I ask you to accept the attached PDF file, which is much more readable.

Regards,

Tom Glade
President, Evergreen Islands



**Evergreen Islands
Board of Directors**

Tom Glade
President

Marlene Finley
Vice President

Wim Houppermans
Secretary

Jan Heald Robinson
Treasurer

Rich Bergner
Director

Kathryn Alexandra
Director

Brenda Lavender
Director

Mark Lundsten
Director

Maureen Scheetz
Director

Brian Wetcher
Director

mailing address
P.O. Box 223
Anacortes WA 98221

web address
evergreenislands.org

tax deductions
Evergreen Islands is a
501(c)(3) organization.
Your contributions are
tax-deductible.

EVERGREEN ISLANDS

February 19, 2019

To: Skagit County Board of Commissioners:
Ron Wesen (District 1), Ken Dahlstedt (District 2), Sharon Dillon (District 3)
CC: Evergreen Islands Board of Directors

**Re: Skagit County Comp Plan Amendment P1805 – Avon Fully Contained
Community**

Dear Commissioners:

Evergreen Islands is opposed to amending the Skagit County Comprehensive Plan to allow Fully Contained Communities or Urban Villages, and in particular the Avon Fully Contained Community. Washington State's experience with existing Fully Contained Communities includes the following drawbacks:

- For the most part, urban villages in Issaquah, Redmond and Snoqualmie have yet to provide one missing link — jobs. Corporate employers have been a critical void, and without nearby jobs, the traffic woes brought on by more development only continue.ⁱ

In its Vision 2040 planⁱⁱ, the Puget Sound Regional Council's general goal for rural lands goal and policies is: *The region will permanently sustain the ecological functions, resource value, lifestyle, and character of rural lands for future generations by limiting the types and intensities of development in rural areas.* The Vision 2040 then includes the following individual goals:

- Contribute to improved ecological functions and more appropriate use of rural lands by minimizing impacts through innovative and environmentally sensitive land use management and development practices.
- Do not allow urban net densities in rural and resource areas.
- **Avoid new fully contained communities outside of the designated urban growth area** because of their potential to create sprawl and undermine state and regional growth management goals

GMA Issues:
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- (1) Urban growth. Encourage development in urban areas **where adequate public facilities and services exist** or can be provided in an efficient manner.

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Has Skagit County established a process for reviewing proposals to authorize new Fully Contained Community, e.g. in the Skagit County Code?

Will Avon take away future population growth away from Burlington, Mount Vernon, and Sedro-Woolley. Are these central Skagit County cities willing to give away their growth?

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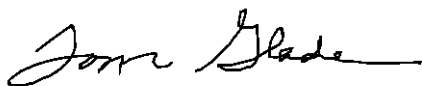
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Respectfully yours



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Thank you for considering our comments. If you require additional information, please contact me at telephone (206) 343-0681 Ext. 102 and email: tim@futurewise.org.

Tim Trohimovich, AICP
Director of Planning & Law

 816 Second Avenue, Suite 200
Seattle, WA 98104-1530
206 343-0681 Ex 102
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Development Regulation Amendment Suggestion
Skagit Partners LLC

Puget Sound Regional Council

<https://www.psrc.org/vision-2040-documents>

VISION 2040 Documents

VISION 2040 is the region’s strategy for keeping central Puget Sound thriving as we grow.

RURAL LANDS GOAL AND POLICIES Goal: The region will permanently sustain the ecological functions, resource value, lifestyle, and character of rural lands for future generations by limiting the types and intensities of development in rural areas.

MPP-DP-21: Contribute to improved ecological functions and more appropriate use of rural lands by minimizing impacts through innovative and environmentally sensitive land use management and development practices.

MPP-DP-22: Do not allow urban net densities in rural and resource areas.

MPP-DP-23: Avoid new fully contained communities outside of the designated urban growth area because of their potential to create sprawl and undermine state and regional growth management goals

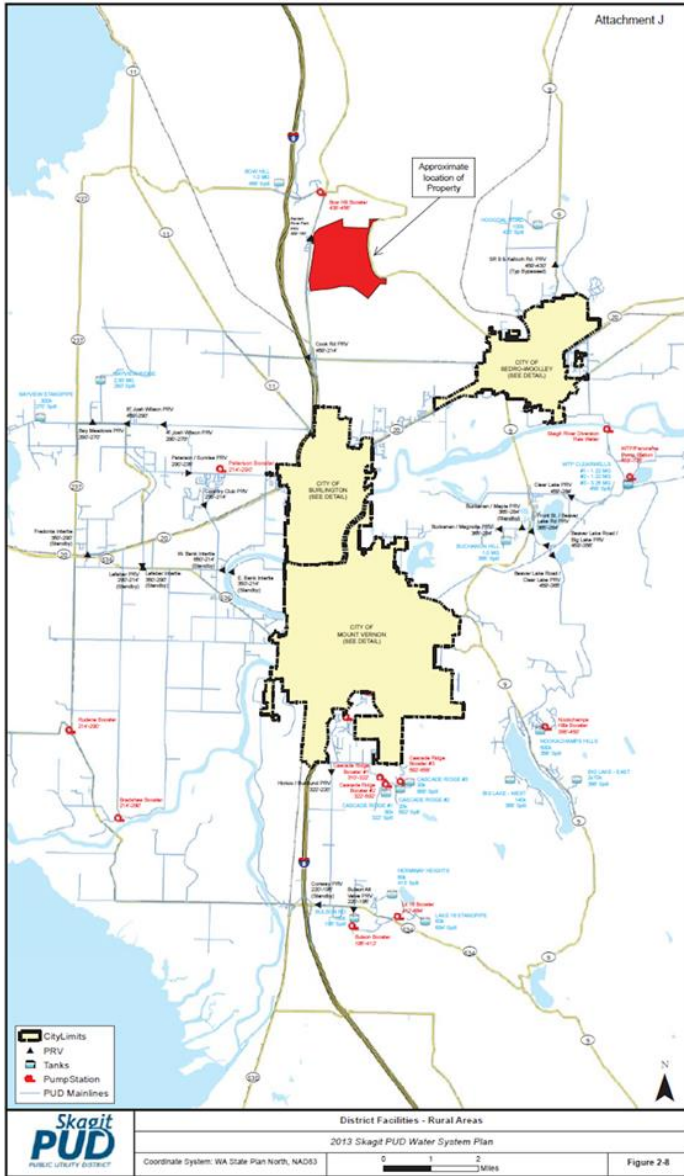
Development Regulation Amendment Suggestion
Skagit Partners LLC

Describe the reasons your proposed amendment is needed or important.

In support of a new fully contained community, Skagit Partners requests that Skagit County (County) allocate an additional 8,500 people to the County’s population allocation. This additional population represents an increase to the overall population figure planned for 2036 rather than a re-allocation of the current population figure for 2036. Currently, the County is utilizing a population figure of 155,452. (See “Skagit County Growth Projections, Summary of Methods and Results, July 2014”, Berk Consulting; “Berk” or “Berk Report”). However, our research indicates that a new fully contained community will draw additional population that would not otherwise come to reside in Skagit County. Therefore, the proposed new fully contained community, Avalon, is not within the forecasting parameters used to arrive at the 155,452-population number. An increase of 8,500 people would bring this population figure to 163,952. The County must allocate (reserve) a portion of its twenty-year population projection for the new fully contained community. This “reserve” is referred to as a “new community reserve” under the GMA.

RCW 36.70A.350 (2).

ATTACHMENT 4 Plat Acres and Plat Map



Owners	Acres
AARSTAD	270
AVALON LINKS	232
PETERSON STANTON I	212
MILES SAND AND GRAVEL	198
SKAGIT COUNTY	134
RICHARDSON KATHLEEN & BUTLER HUGH T	97
BUTLER FREDERICK SILAS ETAL	92
CURRY EARL R & CURRY KATHERINE A	53
ASHLOCK CARLA	36
COGDAL BOBBY R	21
HUNT RONALD L	6
SAMBEL PROPERTIES LLC	1
Total	1351

Current Zone	Acres
Rural Resource with a Mineral Resource Overlay	1297
Rural Reserve	47
Agricultural	7
Total	1351

What is Skagit County's planned use for its 134 acres in the Avalon Fully Contained Community?

Table 1. Avon Fully Contained Community Plat Acreages



January 28, 2019

Legend

- | | | |
|---------------------------|---------------------------|--------------------------|
| County Boundary | Senior Citizen Accounts | Tax Parcels |
| Tax Parcel Numbers | Mobile Home Only Accounts | Pre Tax Account Property |
| Land Accounts | Building Only Accounts | |

Data Accuracy Warning: All GIS data was created from available public records and existing map sources. Map features have been adjusted to achieve a best-fit registration. While great care was taken in this process, maps from different sources rarely agree as to the precise location of geographic features. Map discrepancies can be as great as 300 feet.

Copyright 2016

Figure 2. Plat Map of the Avon Fully Contained Community

END NOTES

¹ *Sonia Krishnan, Living near work? Great idea, in theory* The Seattle Times (August 14, 2007) accessed on Jan. 31, 2018 at: <https://www.seattletimes.com/seattle-news/living-near-work-great-idea-in-theory/>.

¹ Puget Sound Regional Council, VISION 2040 Documents

<https://www.psrc.org/vision-2040-documents>

END NOTES

ⁱ Sonia Krishnan, *Living near work? Great idea, in theory* The Seattle Times (August 14, 2007) accessed on Jan. 31, 2018 at: <https://www.seattletimes.com/seattle-news/living-near-work-great-idea-in-theory/>.

ⁱⁱ Puget Sound Regional Council, VISION 2040 Documents

<https://www.psrc.org/vision-2040-documents>

From: [jane.godfrey](#)
To: [PDS comments](#)
Subject: Skagit Co. 2019 Docket
Date: Wednesday, February 20, 2019 12:26:28 PM

Dear Commisioners

The Avalon Fully Contained Community proposal is inconsistent and in conflict with the 2007 Skagit County Countywide Planning Policies (CPPs) which have been mutually agreed to by Skagit County and local municipalities to sustainably manage growth. Specifically, CPP 1.1 directs all urban growth into **EXISTING** Urban Growth Areas.

Because there is no credible evidence that local municipalities do not have the capacity within existing UGAs to accommodate existing growth projections, moving forward with docketing this proposal will be in violation of the 2007 County Wide Planning Policies and the 2002 Framework Agreement between Skagit County, The City of Burlington, The City of Mount Vernon, the City of Anacortes, the City of Sedro-Woolley, and the Town of La Conner.

In addition, the proposal is inconsistent with the Skagit County's Comprehensive Plan, UGA designation policies and the Envision Skagit 2060 Citizen Committee Final Recommendations. Please vote no on docketing this proposal.

Jane Godfrey
La Conner, WA., 98257

From: [reid_goforth](#)
To: [PDS comments](#)
Subject: Skagit County's 2019 Docket
Date: Tuesday, February 19, 2019 7:26:55 AM

No to developing our wetlands and county land with so many tiny Dr Suess homes. Protect our gorgeous woodlands from this scourge.

Skagit County Commissioners
Planning and Development Services
1800 Continental Place
Mount Vernon, Wa. 98273

RECEIVED
JAN 29 2019
SKAGIT COUNTY
PDS

January 29, 2019

Skagit County 2019 Docket

2019 Comprehensive Plan Amendment – PL 18-0405 Avalon proposal

I encourage the Skagit County Commissioners to exclude this Avalon Fully Contained Community from the 2019 Docket.

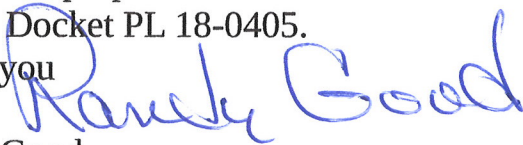
During the 2018 proposed amendments process for the Avalon proposal, testimony was submitted by the Skagit County Agriculture Advisory Board addressing concerns of inadequate drainage planning and the prospect of a significant increase in stormwater runoff into a system already barely adequate. These concerns cover thousands of acres of prime farmland.

In the 2019 Comp Plan proposal submitted July 21, 2018 by Skagit Partners in response to Policy 2A-1.1e) the applicant states the Avalon proposal would not impact nearby agriculture or timber production. Review reports of existing housing developments drainage and stormwater runoff onto agriculture farmlands before docketing is necessary for this proposal.

Drainage and stormwater runoff facilities downstream will have to be improved to handle the additional flow. Otherwise this proposal will have detrimental consequences to thousands of acres of farmland. Where are the common sense answers to drainage and stormwater runoff problems? Are these expensive drainage problems being forced onto the farmers to solve? These drainage and stormwater concerns should be addressed before this proposal is docketed.

Do not Docket PL 18-0405.

Thank you



Randy Good
35482 State Route 20,
Sedro Woolley Wa. 98284
360-856-1199

Attachment;

Skagit County Agricultural Advisory Board letter Nov. 17, 2017



SKAGIT COUNTY AGRICULTURAL ADVISORY BOARD

**1800 Continental Place
Mount Vernon, WA 98273**

Phone (360) 336-3303

Fax (360) 336-9478

RECEIVED

NOV 27 2017

SKAGIT COUNTY
PDS

November 27, 2017

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

RE: Proposed 2018 Comprehensive Plan Amendments

Dear Commissioners,

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

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

Sincerely,

A handwritten signature in cursive script that reads "Nels Lagerlund".

Nels Lagerlund
Chairman Agricultural Advisory Board

Skagit County Agricultural Advisory Board Members:

Nels Lagerlund (Chair), Michael Hughes (Vice Chair), Murray Benjamin, Barbara Cleave, Scott Hanseth, Sloan Johnson, Kraig Knutzen, Greg Lee, Steve Omdal, Terry Sapp, Tim Van Hofwegen, Don McMoran, WSU Extension.

From: [Eddie Gordon](#)
To: [PDS comments](#)
Subject: Skagit County's 2019 Docket
Date: Monday, February 18, 2019 2:26:51 PM

Dear Commissioners:

The Avalon Fully Contained Community proposal is inconsistent and in conflict with the 2007 Skagit County Countywide Planning Policies (CPPs) which have been mutually agreed to by Skagit County and local municipalities to sustainably manage growth. Specifically, CPP 1.1 directs all urban growth into **EXISTING** Urban Growth Areas.

Because there is no credible evidence that local municipalities do not have the capacity within existing UGAs to accommodate existing growth projections, moving forward with docketing this proposal will be in violation of the 2007 County Wide Planning Policies and the 2002 Framework Agreement between Skagit County, The City of Burlington, The City of Mount Vernon, the City of Anacortes, the City of Sedro-Woolley, and the Town of La Conner.

In addition, the proposal is inconsistent with the Skagit County's Comprehensive Plan, UGA designation policies and the Envision Skagit 2060 Citizen Committee Final Recommendations. Please vote no on docketing this proposal.

Thank You

Eddie Gordon

From: [jan.gordon](#)
To: [PDS comments](#)
Subject: skagit county"s 2019 docket
Date: Tuesday, February 19, 2019 10:55:25 AM

i just learned of new propped huge development n avalon area and am throughly opposed to this for all the reasons other letters have described. thisis not what we need in this fast growing overcrowded corridor. this violates county plans.

i am not much of a typist but wanted to add my disapproval to this very wrong headed project

thank you
jan gordon
16544 colony rd
bow 98232

From: [Susan Goss](#)
To: [PDS comments](#)
Subject: Opposition to Avalon FCC proposal
Date: Monday, February 18, 2019 6:59:19 AM

Dear Commissioners: I am opposed to the Avalon FCC proposal. I believe it will burden the local communities in many ways. A development this large needs to include schools, hospitals, fire stations, human and dog parks, libraries, police, grocery and general stores, and other services in support of this many residents. Without the needed infrastructure this development will have a very negative and burdensome impact on local communities.

The Avalon Fully Contained Community proposal is inconsistent and in conflict with the 2007 Skagit County Countywide Planning Policies (CPPs) which have been mutually agreed to by Skagit County and local municipalities to sustainably manage growth. Specifically, CPP 1.1 directs all urban growth into **EXISTING** Urban Growth Areas.

Because there is no credible evidence that local municipalities do not have the capacity within existing UGAs to accommodate existing growth projections, moving forward with docketing this proposal will be in violation of the 2007 County Wide Planning Policies and the 2002 Framework Agreement between Skagit County, The City of Burlington, The City of Mount Vernon, the City of Anacortes, the City of Sedro-Woolley, and the Town of La Conner.

In addition, the proposal is inconsistent with the Skagit County's Comprehensive Plan, UGA designation policies and the Envision Skagit 2060 Citizen Committee Final Recommendations. Please vote no on docketing this proposal.

Sincerely,

Susan Goss

From: [Gravley, Audrey](#)
To: [PDS comments](#)
Subject: Skagit County's 2019 Docket
Date: Tuesday, February 19, 2019 9:22:39 AM

CAUTION: This email originated from an external email address. Do not click links or open attachments unless you recognize the sender, you are expecting this email and attachments, and you know the content is safe.

Dear Skagit County Commissioners,

The Avalon Fully Contained Community proposal is not consistent with the 2007 Skagit County Countywide Planning Policies which have been mutually agreed to by Skagit County and local municipalities. As you are aware, these policies were adopted to sustainably manage growth. CPP1.1 directs urban growth into existing Urban Growth Areas.

There is no credible evidence that local municipalities do not have the capacity to accommodate existing growth projections within existing UGAs. Prior to considering a violation of the 2007 County Wide Planning Policies and the 2002 Framework Agreement between Skagit County, and the cities of Burlington, Mount Vernon, Anacortes, Sedro Woolley and the Town of La Conner, a comprehensive study of available space for growth, within the boundaries already agreed upon, should be undertaken.

Please consider the definition of "fully contained." This proposal has significant impact on a number of necessary services. Schools, refuse management, access road maintenance and many other ancillary requirements for such a large addition to our communities would be required. An additional community of this size is not supported by local employers, and the suggestion that a large additional to local labor would attract more business is a theory at best.

Please vote no on docketing this proposal.

Audrey Gravley
Relationship Manager/VP
265 East George Hopper Road | Burlington, WA 98233
☎ 360.707.2362 | 📠 360.202.6854
northwestfcs.com
NMLS #1190552



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From: [website](#)
To: [Planning & Development Services](#)
Subject: PDS Comments
Date: Sunday, February 17, 2019 12:15:01 PM

Name : Daniel Greenwald
Address : 11094 2nd Street
City : Mount Vernon
State : WA
Zip : 98273
email : evadan.bayviewers@frontier.com
Phone : 3607573870
PermitProposal : Skagit County's 2019 Docket
Comments : Dear Commissioners:

The Avalon Fully Contained Community proposal is inconsistent and in conflict with the 2007 Skagit County Countywide Planning Policies (CPPs) which have been mutually agreed to by Skagit County and local municipalities to sustainably manage growth. Specifically, CPP 1.1 directs all urban growth into EXISTING Urban Growth Areas.

Because there is no credible evidence that local municipalities do not have the capacity within existing UGAs to accommodate existing growth projections, moving forward with docketing this proposal will be in violation of the 2007 County Wide Planning Policies and the 2002 Framework Agreement between Skagit County, The City of Burlington, The City of Mount Vernon, the City of Anacortes, the City of Sedro-Woolley, and the Town of La Conner.

In addition, the proposal is inconsistent with the Skagit County's Comprehensive Plan, UGA designation policies and the Envision Skagit 2060 Citizen Committee Final Recommendations. Please vote no on docketing this proposal.

From Host Address: 172.92.214.69

Date and time received: 2/17/2019 12:10:20 PM

From: [Nancy Gruel](#)
To: [PDS comments](#)
Subject: Amendment to the Skagit County Comprehensive Plan Avalon Proposal
Date: Friday, February 1, 2019 5:00:45 PM

Hi,

The Skagit County Humane Society on Kelleher Road is an important part of our County. I would be very opposed to any proposal that jeopardizes the continuation of this valuable presence in the community.

Thanks,

Nancy Gruel

[Sent from Yahoo Mail for iPad](#)

From: [madison garding](#)
To: [PDS comments](#)
Subject: Skagit county comprehensive plan
Date: Friday, February 1, 2019 2:14:54 PM

I am strongly against amending the Skagit County Comprehensive Plan to allow consideration of the Avalon Proposal. This would jeopardize the continuation of the Humane Society of Skagit Valley's Kelleher Road location on property leased from Skagit County.

Sincerely,

Madison Gubitosi
A Sedro Woolley resident

From: [Judi Hallenbeck](#)
To: [PDS comments](#)
Subject: Skagit Countie"s proposed 2019 docket - Fully Contained development
Date: Tuesday, February 19, 2019 3:27:08 PM

Dear Skagit County Commissioners:
2019

February 19,

I am very concerned and quite upset about a proposed housing development I have heard about on over a 1000 acres between the F and S grade road, Old Highway 99 and Kellerer road on the previous gravel pits and Avalon golf course, that could bring potentially up to 8500 people to move into that area.

This would be the *highest density development ever* in unincorporated Skagit County!

Please do not allow this so-called "Fully Contained Community" into Skagit County.

Judi Hallenbeck

20680 Hartry Lane, Sedro Whoolley, WA 98284

From: [Merideth Hansen](#)
To: [PDS comments](#)
Subject: Skagit County's 2019 Docket
Date: Monday, February 18, 2019 8:42:51 AM

Dear Commissioners:

The Avalon Fully Contained Community proposal is inconsistent and in conflict with the 2007 Skagit County Countywide Planning Policies (CPPs) which have been mutually agreed to by Skagit County and local municipalities to sustainably manage growth. Specifically, CPP 1.1 directs all urban growth into **EXISTING** Urban Growth Areas.

Because there is no credible evidence that local municipalities do not have the capacity within existing UGAs to accommodate existing growth projections, moving forward with docketing this proposal will be in violation of the 2007 County Wide Planning Policies and the 2002 Framework Agreement between Skagit County, The City of Burlington, The City of Mount Vernon, the City of Anacortes, the City of Sedro-Woolley, and the Town of La Conner.

In addition, the proposal is inconsistent with the Skagit County's Comprehensive Plan, UGA designation policies and the Envision Skagit 2060 Citizen Committee Final Recommendations. Please vote no on docketing this proposal.

Thank you,

Merideth Hansen

2107 S 19th St

Mount Vernon, WA 98274

Sent from my iPhone

From: [Maureen Harlan](#)
To: [PDS comments](#)
Subject: Skagit County's 2019 Docket
Date: Monday, February 18, 2019 11:10:57 AM

Dear Commissioners:

Several years ago I facilitated Envision Skagit 2060 community meetings and also facilitated a group of senior high school students. What I heard at those meetings and what I believe was the near unanimous outcome of the process is not in agreement with the Avalon Fully Contained Community proposal. The Avalon Fully Contained Community proposal is inconsistent and in conflict with the 2007 Skagit County Countywide Planning Policies (CPPs) which have been mutually agreed to by Skagit County and local municipalities to sustainably manage growth. Specifically, CPP 1.1 directs all urban growth into **EXISTING** Urban Growth Areas.

Because there is no credible evidence that local municipalities do not have the capacity within existing UGAs to accommodate existing growth projections, moving forward with docketing this proposal will be in violation of the 2007 County Wide Planning Policies and the 2002 Framework Agreement between Skagit County, The City of Burlington, The City of Mount Vernon, the City of Anacortes, the City of Sedro-Woolley, and the Town of La Conner.

In addition, the proposal is inconsistent with the Skagit County's Comprehensive Plan, UGA designation policies and the Envision Skagit 2060 Citizen Committee Final Recommendations. Please vote no on docketing this proposal.

Thank you for this consideration
Maureen Harlan
maureenharlan@gmail.com

From: [Tony Harrah](#)
To: [PDS comments](#)
Subject: Skagit County's 2019 docket
Date: Tuesday, February 19, 2019 4:27:17 PM

To the County Commissioners:

I want to register my strong opposition to the concept of fully contained communities in Skagit County, including the proposed Avalon development. There is plenty of capacity for growth within the boundaries of current municipalities to accommodate new residents, and this plan violates both the spirit and the letter of the 2007 County Wide Planning Policies and a plethora of agreements developed over the years with the buy-in of local cities. This development is a bad idea, and I urge you folks to reject the plan.

Respectfully,
Charles Harrah
9594 Flagstaff Lane
LaConner, WA 98257

From: [Pascale Michel](#)
To: [PDS comments](#)
Subject: Skagit County's 2019 Docket
Date: Sunday, February 17, 2019 11:48:19 AM

Dear Commissioners:

We are writing to you because we are concerned about the Avalon Fully Contained Community proposal. It seems inconsistent and in conflict with the 2007 Skagit County Countywide Planning Policies (CPPs) which have been mutually agreed to by Skagit County and local municipalities to manage growth in a sustainable way. Specifically, CPP 1.1 directs all urban growth into **EXISTING** Urban Growth Areas.

Because there is no credible evidence that local municipalities do not have the capacity within existing UGAs to accommodate existing growth projections, moving forward with docketing this proposal will be in violation of the 2007 County Wide Planning Policies and the 2002 Framework Agreement between Skagit County, The City of Burlington, The City of Mount Vernon, the City of Anacortes, the City of Sedro-Woolley, and the Town of La Conner.

In addition, the proposal is inconsistent with the Skagit County's Comprehensive Plan, UGA designation policies and the Envision Skagit 2060 Citizen Committee Final Recommendations.

It seems to us that a "Fully Contained Community" should include some kind of a shopping district, medical offices etc... so the people living there don't have to drive to Burlington or Sedro-Wooley for everything, which would significantly increase the traffic in the area.

Please vote "NO" on docketing this proposal.

Deryl Hart & Pascale Michel

4576 Wharf street

Bow, WA 98232

pascalemichel@wavecable.com

From: [Hart James](#)
To: [PDS comments](#)
Subject: Skagit County's 2019 Docket
Date: Saturday, February 16, 2019 9:51:07 AM

County Commissioners,

Development destroys the land forever.

You would be making a grave mistake if you approved the development of the Avalon Community.

I don't state that lightly and you should not make the vote in favor of this development lightly.

Increased housing will erode the tourism that Skagit Valley enjoys. The incredibly beautiful, and productive land would become just like the rest of middle America. Ugly. Homes, people, traffic jams, shopping malls. Pollution would increase.

All across America, the beauty of the country has been sacrificed for greed. It has been robbed of the wealth of regional beauty by the short sighted vision of local commissioners.

**SKAGIT COUNTY WAS JUST PUT ON A UNITED STATES POSTAL STAMP
BECAUSE OF ITS BEAUTY!!!**

For Pete's sake!!

Here are the facts:

The Avalon Fully Contained Community proposal is inconsistent and in conflict with the 2007 Skagit County Countywide Planning Policies (CPPs) which have been mutually agreed to by Skagit County and local municipalities to sustainably manage growth. Specifically, CPP 1.1 directs all urban growth into **EXISTING** Urban Growth Areas.

Because there is no credible evidence that local municipalities do not have the capacity within existing UGAs to accommodate existing growth projections, moving forward with docketing this proposal will be in violation of the 2007 County Wide Planning Policies and the 2002 Framework Agreement between Skagit County, The City of Burlington, The City of Mount Vernon, the City of Anacortes, the City of Sedro-Woolley, and the Town of La Conner.

In addition, the proposal is inconsistent with the Skagit County's Comprehensive Plan, UGA designation policies and the Envision Skagit 2060 Citizen Committee Final Recommendations. Please vote no on docketing this proposal.

Thank you for using your intelligent and potentially far reaching minds to do the right thing. Vote no on docketing this proposal.

Hart James
5742 Gilkey Ave 98232

January 12, 2019



Ron Hass
19345 Kelleher Road
Burlington, WA 98233

Commissioner Lisa Janicki
1800 Continental Place, Suite 1000
Mount Vernon, WA 98273

Dear Commissioner Janicki,

Please include me with the many civic and business leaders who are encouraging you to vote to docket changes in the Skagit County Comprehensive Plan to achieve growth in affordable housing options for working class families.

From our brief encounters through the past several years, my sentiment is you are well aware of the negative consequences experienced throughout the county by the governing body's inability or unwillingness to act. While the Pacific Northwest has, in general, benefitted greatly from years of economic expansion, Skagit County has for the most part sat this one out.

Businesses are stymied in their efforts to attract a qualified workforce. New business opportunities certainly are looking elsewhere as a result of this issue which has been well known for a number of years. Schools, hospitals and many of the community interest we value are held hostage by the County's unwillingness to address this critical matter.

After years of inaction I remain hopeful the political body will finally address the problem of affordable housing for working class families. We all know that neither the pricey land surrounding Anacortes or the steep sloped-wetland covered land east of Mount Vernon will ever lead to affordable housing options.

At some point there must be recognition that our previous planners failed to facilitate a healthy rate of growth within Skagit County. With appropriate leadership this has been and remains a solvable problem.

To emphasize my point, please consider that housing starts throughout Skagit County are fewer than any decade since the 1960's. Given the economic trends, that fact simply does not make sense. Yet this evidence is without dispute, requiring each of us to question the performance of our regional planners.

With much conversation involving the upcoming growth associated with the development of the Cascade Tech Corridor, the time to act is now. The cost of inaction is real to our citizens and business interest.

I encourage you and Commissioners Wesen and Dahlstadt to demonstrate leadership and direct the Planning Department to better prepare Skagit County for the future. Without a steady supply of affordable housing options for working class families the county will be destined to sit out the next wave of economic expansion as well.

Thank you for taking the time to consider my comments. Your leadership on this is much needed and appreciated.

Respectfully,

A handwritten signature in blue ink that reads "Ron Hass".

Ron Hass

From: [William Hayton](#)
To: [PDS comments](#)
Subject: Skagit County's 2019 Docket
Date: Saturday, February 16, 2019 10:08:47 AM

Dear Commissioners:

The Avalon Fully Contained Community proposal is inconsistent and in conflict with the 2007 Skagit County Countywide Planning Policies (CPPs) which have been mutually agreed to by Skagit County and local municipalities to sustainably manage growth. Specifically, CPP 1.1 directs all urban growth into **EXISTING** Urban Growth Areas.

Because there is no credible evidence that local municipalities do not have the capacity within existing UGAs to accommodate existing growth projections, moving forward with docketing this proposal will be in violation of the 2007 County Wide Planning Policies and the 2002 Framework Agreement between Skagit County, The City of Burlington, The City of Mount Vernon, the City of Anacortes, the City of Sedro-Woolley, and the Town of La Conner.

In addition, the proposal is inconsistent with the Skagit County's Comprehensive Plan, UGA designation policies and the Envision Skagit 2060 Citizen Committee Final Recommendations. Please vote no on docketing this proposal. Do not allow urban sprawl to blight our county!

Sincerely,

William Hayton
19442 Best Rd.
Mount Vernon, WA 98273

From: [Bunny Heiner](#)
To: [PDS comments](#)
Subject: Skagit County's 2019 Docket
Date: Tuesday, February 19, 2019 3:59:39 PM

Dear Skagit County Commissioners:

I am very concerned about the proposed Avalon Fully Contained Community proposal for two main reasons:

1. The huge increase in traffic on area roads that the community's proposed population of 8,500 people will create.
2. The possible detrimental impact on farmlands in the area of the proposed Avalon Community.

Please do not docket the Avalon Fully Contained Community proposal, nor vote to create it.

Thank you very much for considering my comments..

Sincerely,

Virginia E. (Bunny) Heiner
P.O. Box 1450
Anacortes, Washington 98221
360-293-4120
bunnyheiner@gmail.com

From: [Christie Heiser](#)
To: [PDS comments](#)
Subject: Skagit Countys 2019 Docket
Date: Friday, February 15, 2019 4:54:32 PM

Please preserve Skagit County's Agriculture & Community by saying "No" to Mega Developments. I moved to Burlington in 1998 because of the small town feel, We do not have enough Classrooms as it is, let alone if you bring more families into the area. Traffic is bad enough as it is without adding more to Chuckanut road.

v/r

Christie L. Heiser
P.O. Box 1364
Burlington, WA 98233
(360) 964-3119

From: [Ilona Herbert](#)
To: [PDS comments](#)
Subject: amending the Skagit County Comprehensive Plan to allow consideration of the Avalon Proposal
Date: Friday, February 1, 2019 1:37:33 PM

Good Afternoon,

My name is Ilona Herbert. I am a volunteer with the Skagit Valley Humane Society and I am strongly against amending the Skagit County Comprehensive Plan to allow consideration of the Avalon Proposal. This would jeopardize the continuation of the Humane Society of Skagit Valley's Kelleher Road location on property leased from Skagit County.

Thank you.

Ilona Herbert
41417 Center St, Concrete, WA 98237

From: [Jon Hill](#)
To: [PDS comments](#)
Subject: Skagit County's 2019 Docket
Date: Friday, February 15, 2019 5:00:08 PM

Dear Commissioners:

The Avalon Fully Contained Community proposal is inconsistent and in conflict with the 2007 Skagit County Countywide Planning Policies (CPPs) which have been mutually agreed to by Skagit County and local municipalities to sustainably manage growth. Specifically, CPP 1.1 directs all urban growth into EXISTING Urban Growth Areas.

Because there is no credible evidence that local municipalities do not have the capacity within existing UGAs to accommodate existing growth projections, moving forward with docketing this proposal will be in violation of the 2007 County Wide Planning Policies and the 2002 Framework Agreement between Skagit County, The City of Burlington, The City of Mount Vernon, the City of Anacortes, the City of Sedro-Woolley, and the Town of La Conner.

In addition, the proposal is inconsistent with the Skagit County's Comprehensive Plan, UGA designation policies and the Envision Skagit 2060 Citizen Committee Final Recommendations.

Please vote no on docketing this proposal.

Respectfully,

Jon and Charlotte Hill
La Conner

From: [Heidi Hixson](#)
To: [PDS comments](#)
Subject: Skagit County's 2019 Docket
Date: Saturday, February 16, 2019 9:27:21 AM

Dear Commissioners:

The Avalon Fully Contained Community proposal is inconsistent and in conflict with the 2007 Skagit County Countywide Planning Policies (CPPs) which have been mutually agreed to by Skagit County and local municipalities to sustainably manage growth. Specifically, CPP 1.1 directs all urban growth into **EXISTING** Urban Growth Areas.

Because there is no credible evidence that local municipalities do not have the capacity within existing UGAs to accommodate existing growth projections, moving forward with docketing this proposal will be in violation of the 2007 County Wide Planning Policies and the 2002 Framework Agreement between Skagit County, The City of Burlington, The City of Mount Vernon, the City of Anacortes, the City of Sedro-Woolley, and the Town of La Conner.

In addition, the proposal is inconsistent with the Skagit County's Comprehensive Plan, UGA designation policies and the Envision Skagit 2060 Citizen Committee Final Recommendations. Please vote no on docketing this proposal.

From: [Matt Hixson](#)
To: [PDS comments](#)
Subject: please vote NO on Skagit County's 2019 Docket
Date: Sunday, February 17, 2019 10:19:50 AM

Dear Commissioners:

The Avalon Fully Contained Community proposal is inconsistent and in conflict with the 2007 Skagit County Countywide Planning Policies (CPPs) which have been mutually agreed to by Skagit County and local municipalities to sustainably manage growth. Specifically, CPP 1.1 directs all urban growth into EXISTING Urban Growth Areas.

Because there is no credible evidence that local municipalities do not have the capacity within existing UGAs to accommodate existing growth projections, moving forward with docketing this proposal will be in violation of the 2007 County Wide Planning Policies and the 2002 Framework Agreement between Skagit County, The City of Burlington, The City of Mount Vernon, the City of Anacortes, the City of Sedro-Woolley, and the Town of La Conner.

In addition, the proposal is inconsistent with the Skagit County's Comprehensive Plan, UGA designation policies and the Envision Skagit 2060 Citizen Committee Final Recommendations.

Please vote no on docketing this proposal.

Thank you,
-Matt Hixson

--

<http://www.matthixson.com>
360-610-7053

Rec'd 1.29.19

Comment on proposed Skagit County's 2019 Docket
Skagit County Board of County Commissioners
Skagit County Planning Department
1800 Continental Place
Mt. Vernon, WA 98273

Hand Delivered on

1/29/2019

RECEIVED

JAN 29 2019

SKAGIT COUNTY
PDS

Re: Skagit County's 2019 Docket of Comprehensive Plan, Land Use Map, and Development Code Amendments: public comment in support of amending the Critical Areas Ordinance (Skagit County Code Chapter 14.24) to strengthen protections for Great Blue Heron nesting habitat in Skagit County

Thank you for this opportunity to make a public comment on the above-referenced 2019 Docket item.

I am writing to support the proposed amendment submitted by the Skagit Land Trust needed to strengthen protections for Great Blue Heron nesting habitat in Skagit County. Several winters ago I participated with the Skagit Land Trust as a one of several volunteers helping to survey the evidence of the immediately previous season's Samish Island Heronry nest productivity and remove invasive ivy from the habitat. There I learned about the nesting, staging and foraging habits of these iconic Skagit County residents and about their sensitivity to human activities during their nesting period.

Since then I have studied and come to appreciate the importance of Skagit County's unique ideal habitat needed to support these birds and their young – nutrient-rich eel grass beds and mature coastal forests. As you know, Skagit's March Point Heronry is the largest such colony in the Salish Sea and the largest on the west coast of the United States. The Samish Island Heronry was the second largest and the oldest in Skagit County. Sadly, the Herons abandoned the Samish Island Heronry partway through their nesting season in 2017. Although the reason or concurrent reasons for this sad development is unknown, there were several severe human disturbances in the vicinity at or about the time when the nest sites would have been vulnerable.

The abandonment of the Samish Island Heronry underscores the need to ensure that the Great Blue Heron will continue to thrive in Skagit County for future generations of Skagitonians and visitors to our Valley to enjoy. Particularly as our County continues to grow and develop, the proposed amendment to the Critical Area Ordinances is needed to help protect the forests within which Great Blue Heron nest trees are located from encroaching development and to establish year-round and seasonal buffers to help protect the Herons from acutely disturbing activities. The proposal would apply to Skagit County's three known Heron breeding and nesting areas with 20 or more nests, and any heronries of this size that may be established in the future.

The Skagit Land Trust's proposal is based on the Washington Department of Fish and Wildlife's Great Blue Heron Management Recommendations which provide specific guidelines for protecting heronries. WDFW recommends that local land use planning should protect existing Great Blue Heron colonies using colony-specific management plans that consider colony size, location, relative isolation, and degree of habituation to human disturbance. As Planning staff has determined, the requested amendment would serve to strengthen already existing County policies regarding protection of Great Blue Herons which are identified in the Skagit County Code as a Habitat and Species of Local Importance.

I strongly encourage the Board of County Commissioners to move forward (docket) the proposal for an amendment to the Critical Area Ordinances to protect Skagit County's iconic Great Blue Heron colonies. Thank you for considering my comment.



Mary Ruth Holder

201 S. 7th St.

Mount Vernon, WA 98274

From: [Melissa](#)
To: [PDS comments](#)
Subject: Skagit County's 2019 docket
Date: Friday, February 15, 2019 4:57:00 PM

Dear Commissioners:

The Avalon Fully Contained Community proposal is inconsistent and in conflict with the 2007 Skagit County Countywide Planning Policies (CPPs) which have been mutually agreed to by Skagit County and local municipalities to sustainably manage growth. Specifically, CPP 1.1 directs all urban growth into **EXISTING** Urban Growth Areas.

Because there is no credible evidence that local municipalities do not have the capacity within existing UGAs to accommodate existing growth projections, moving forward with docketing this proposal will be in violation of the 2007 County Wide Planning Policies and the 2002 Framework Agreement between Skagit County, The City of Burlington, The City of Mount Vernon, the City of Anacortes, the City of Sedro-Woolley, and the Town of La Conner.

In addition, the proposal is inconsistent with the Skagit County's Comprehensive Plan, UGA designation policies and the Envision Skagit 2060 Citizen Committee Final Recommendations. Please vote no on docketing this proposal.

Sincerely,
Melissa Holland
Mt Vernon Resident

From: [Melissa](#)
To: [PDS comments](#)
Subject: Re: Skagit County's 2019 docket
Date: Friday, February 15, 2019 5:05:44 PM

See updated comment including my address. Thank you.

Sent from my T-Mobile 4G LTE Device

----- Original message -----

From: Melissa <holland_melissa@hotmail.com>
Date: 2/15/19 4:56 PM (GMT-08:00)
To: pdscomments@co.skagit.wa.us
Subject: Skagit County's 2019 docket

Dear Commissioners:

The Avalon Fully Contained Community proposal is inconsistent and in conflict with the 2007 Skagit County Countywide Planning Policies (CPPs) which have been mutually agreed to by Skagit County and local municipalities to sustainably manage growth. Specifically, CPP 1.1 directs all urban growth into **EXISTING** Urban Growth Areas.

Because there is no credible evidence that local municipalities do not have the capacity within existing UGAs to accommodate existing growth projections, moving forward with docketing this proposal will be in violation of the 2007 County Wide Planning Policies and the 2002 Framework Agreement between Skagit County, The City of Burlington, The City of Mount Vernon, the City of Anacortes, the City of Sedro-Woolley, and the Town of La Conner.

In addition, the proposal is inconsistent with the Skagit County's Comprehensive Plan, UGA designation policies and the Envision Skagit 2060 Citizen Committee Final Recommendations. Please vote no on docketing this proposal.

Sincerely,
Melissa Holland
1007 McLean Rd
Mount Vernon, WA 98273

From: [Nanci Hollerith Allen](#)
To: [PDS comments](#)
Subject: Skagit County's 2019 Docket
Date: Monday, February 18, 2019 1:25:06 PM

Dear Commissioners:

The Avalon Fully Contained Community proposal is inconsistent and in conflict with the 2007 Skagit County Countywide Planning Policies (CPPs) which have been mutually agreed to by Skagit County and local municipalities to sustainably manage growth. Specifically, CPP 1.1 directs all urban growth into **EXISTING** Urban Growth Areas.

Because there is no credible evidence that local municipalities do not have the capacity within existing UGAs to accommodate existing growth projections, moving forward with docketing this proposal will be in violation of the 2007 County Wide Planning Policies and the 2002 Framework Agreement between Skagit County, The City of Burlington, The City of Mount Vernon, the City of Anacortes, the City of Sedro-Woolley, and the Town of La Conner.

In addition, the proposal is inconsistent with the Skagit County's Comprehensive Plan, UGA designation policies and the Envision Skagit 2060 Citizen Committee Final Recommendations. Please vote no on docketing this proposal.

I am in agreement with many others that this is absolutely unsustainable. We have already lost revenue from our local Indian tribes. Additionally, this impact is fool-hardy. This is an agricultural corridor which we cannot revive once treaded unfavorably upon. This is the beginnings of what happened in Kent Valley, let's not do it here.

Who is behind this and what is the motivation for such an idea? GREED!



Skagit Audubon Society

P.O. Box 1101
Mount Vernon, WA 98273

RECEIVED

FEB 19 2019

SKAGIT COUNTY
PDS

February 18, 2019

Comments on P-4 in the proposed Skagit County 2019 Docket of Comprehensive Plan,
Land Use Map, and Development Code Amendments
Skagit County Planning and Development Services
1800 Continental Place
Mount Vernon, Washington 98273

Re: "Great Blue Herons, SCC 14.24. Amend sections of the Critical Areas Ordinance
to strengthen protections for Great Blue Herons, such as buffers around nests"

Dear Commissioners Janicki, Dahlstedt, and Wesen:

I am writing on behalf of Skagit Audubon Society to support the docketing of
Policy/Code Amendment P-4 submitted by Skagit Land Trust for consideration in
updating the county's Critical Areas Ordinance.

Skagit Audubon, the Skagit County-centered chapter of National Audubon, includes
254 member families. With almost 500 chapters nationwide, we share the Audubon
mission of conserving and restoring natural ecosystems, focusing on birds, other
wildlife and their habitats for the benefit of humanity and the earth's biological
diversity.

The birdlife of Skagit County draws visitors from far and wide and is a major reason
our members enjoy calling this place "home". The thousands of Great Blue Herons that
forage and nest in western Skagit County are among the truly outstanding avian
phenomena here. It is important to us that our county and city governments do
everything possible to ensure the continued abundance of this species.

We have reviewed the letter and form (Comprehensive Plan Policy or Development
Regulation Amendment Suggestion) which Skagit Land Trust submitted to the Skagit
County Planning Department on July 31, 2018. The Trust's proposal is to refine and
strengthen the protections provided for the communal nesting areas of Great Blue
Hérons in Skagit County. What Skagit Land Trust seeks to accomplish with its
proposed amendment to the county's Critical Areas Ordinance goes to the heart of the
Audubon Society's reason for existing, and we fully support it.

Among the avian superlatives in Skagit County, as the Land Trust letter points out, is
the presence at March Point of the largest group of Great Blue Heron nests around the
Salish Sea and one of the very largest heronries in the western United States. The
biologically rich bays and nearby fields provide ideal foraging areas for this iconic

*~ to conserve and restore natural ecosystems, focusing on birds, other wildlife, and their habitats for the
benefit of humanity and the earth's biological diversity ~*

species. Sudden abandonment of the heronry on Samish Island was a wake-up call that we cannot take for granted that this iconic bird will always exist here in the spectacular numbers we presently enjoy.

Skagit Land Trust has done an excellent job adapting the recommendations of the Washington Department of Fish and Wildlife to fit the particular circumstances of each heronry in Skagit County, several of which are on Land Trust owned or otherwise protected property. We agree with the Trust's statement that, "Local land use planning should, when possible, protect existing great blue heron colonies using colony site-specific management plans that consider the colony size, location, relative isolation, and degree of habituation to human disturbance."

In summary, we enthusiastically support the docketing for further consideration of Skagit Land Trust's proposed amendment to the Critical Areas Ordinance to strengthen the protection of heronries in Skagit County.

The address for Skagit Audubon Society is P.O. Box 1101, Mount Vernon, WA 98273. Thank you for your consideration.

Sincerely,



- for the Skagit Audubon Society Board

Ronald Holmes
Board Secretary

From: [Glenn Howe](#)
To: [PDS comments](#)
Subject: Avalon mega development
Date: Saturday, February 16, 2019 4:52:27 PM

Please vote no, it's just to large for our beautiful valley. And to much impact on our roads and schools, and quality of life here, thanks sincerely,, Glenn Howard, voter and working tax payer and father.

From: [Glenn Howe](#)
To: [PDS comments](#)
Subject: Avalon mega development
Date: Saturday, February 16, 2019 4:56:24 PM

Please vote no,, Glenn Howard, 301 Laird place, Burlington, was. 98233,, it's just to large , for many reasons.



Skagit County Agricultural Advisory Board

1800 Continental Place ▪ Mount Vernon, Washington 98273
office 360-416-1338 ▪ www.skagitcounty.net/planning

February 19, 2019

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

RECEIVED
FEB 19 2019
SKAGIT COUNTY
PDS

RE: Proposed 2018 Comprehensive Plan Amendments

Dear Commissioners,

Regarding PL18-0405-Avalon Fully Contained Community; The Agricultural Advisory Board does not support this due to inadequate drainage planning. The proposal does not take into consideration that the increased hard surface area will have a significant increase in stormwater runoff into an existing system that is barely adequate. This will negatively impact thousands of acres of prime farm land. We also believe the proposal does not adequately address the impacts of increased traffic which will directly impact nearby agricultural facilities.

This proposal is in conflict with the 2007 Skagit County Countywide Planning Policies (CPPs) which have been mutually agreed to by Skagit County and local municipalities to sustainably manage growth. Specifically, CPP 1.1 directs all urban growth into **existing** Urban Growth Areas. Established cities still have room for growth inside of their boundaries to take additional residents so we feel the establishment of a new residential community is not necessary at this time.

Sincerely,

Michael Hughes
Chairman Agricultural Advisory Board

Advisory Committee Members:

Michael Hughes (Chair, Nels Lagerlund (Vice Chair), Murray Benjamin, Barbara Cleave,
Scott Hanseth, Justin Hayton, Kraig Knutzen, John Morrison, Steve Omdal, Terry Sapp,
Tim Van Hofwegen, Steve Wright, Don McMoran, WSU Extension

From: [John](#)
To: [PDS comments](#)
Subject: Skagit County's 2019 Docket -- PL18-0405: Avalon Fully Contained Community
Date: Tuesday, February 19, 2019 9:13:08 AM

February 19, 2019

Dear Skagit County Commissioners:

I am very concerned about a proposed housing development on 1000 acres between the F and S grade road, Old Highway 99 and Kellerer road on the previous gravel pits and Avalon golf course.

As I understand it, this could bring up to 8500 people into that area.

Please do not allow this putatively 'self-contained community' into Skagit County.

It is so critical that we follow our growth management plans and protect our agriculture and recreational culture and resources. There is no evidence that municipalities cannot handle projected growth within existing growth plans.

There is no need for this kind of development. Keep large scale growth inside the Urban Growth Area.

Please vote no on docketing this proposal.

John Hurd

--

PGP ID: 0xF7BAAD68

From: [Inglis, Debra Ann](#)
To: [PDS comments](#)
Subject: Skagit County's 2019 Docket
Date: Tuesday, February 19, 2019 10:26:32 AM

Dear Skagit County Commissioners, Please vote **NO** on allowing fully contained communities in Skagit County. This plan violates 30 years of our county's planning policies, and if in place, could seriously jeopardize our region's transportation and community support infrastructure, not to mention its essential agricultural economy. Thank you, Debra Ann Inglis

From: [Don Johnson](#)
To: [PDS comments](#)
Subject: Skagit County 2019 Docket
Date: Tuesday, February 19, 2019 1:15:58 PM

I am very concerned about the Avalon development project.

There is not the infrastructure for such a huge amount of people in a rural area. There is not enough fire departments, schools, sheriffs, water, sewage, roads and more.

This is a high density project that is very poorly planed.

We don't want a small city in the middle of farmland. Keep the high density housing projects in the city's where they belong.

So vote NO on such a ill convinced plan.

Thank you
Don Johnson

From: [Don Johnson](#)
To: [Don Johnson](#)
Cc: [PDS comments](#)
Subject: RE: Skagit County 2019 Docket
Date: Tuesday, February 19, 2019 1:20:10 PM

From
Don Johnson
20680 Hartry lane
Sedro Woolley, WA 98284

From: [Don Johnson](#)
Sent: 2/19/2019 1:15 PM
To: pdscomments@co.skagit.wa.us
Subject: Skagit County 2019 Docket

I am very concerned about the Avalon development project.
There is not the infrastructure for such a huge amount of people in a rural area. There is not enough fire departments, schools, sheriffs, water, sewage, roads and more.
This is a high density project that is very poorly planed.
We don't want a small city in the middle of farmland. Keep the high density housing projects in the city's where they belong.
So vote NO on such a ill convinced plan.

Thank you
Don Johnson

From: [Erik Johnson](#)
To: [PDS comments](#)
Subject: Vote NO
Date: Tuesday, February 19, 2019 2:39:55 PM

Dear Commissioners:

The Avalon Fully Contained Community proposal is inconsistent and in conflict with the 2007 Skagit County Countywide Planning Policies (CPPs) which have been mutually agreed to by Skagit County and local municipalities to sustainably manage growth. Specifically, CPP 1.1 directs all urban growth into **EXISTING** Urban Growth Areas.

Because there is no credible evidence that local municipalities do not have the capacity within existing UGAs to accommodate existing growth projections, moving forward with docketing this proposal will be in violation of the 2007 County Wide Planning Policies and the 2002 Framework Agreement between Skagit County, The City of Burlington, The City of Mount Vernon, the City of Anacortes, the City of Sedro-Woolley, and the Town of La Conner.

In addition, the proposal is inconsistent with the Skagit County's Comprehensive Plan, UGA designation policies and the Envision Skagit 2060 Citizen Committee Final Recommendations. Please vote no on docketing this proposal.

From: website@co.skagit.wa.us
To: [Planning & Development Services](#)
Subject: PDS Comments
Date: Tuesday, February 19, 2019 2:05:01 PM

Name : Janine Johnson
Address : 19884 Kelleher Rd
City : Burlington
State : WA
Zip : 98233
email : J9tward@gmail.com
Phone : 3238986315
PermitProposal : Skagit County's 2019 Docket
Comments : Dear Commissioners:

The Avalon Fully Contained Community proposal is inconsistent and in conflict with the 2007 Skagit County Countywide Planning Policies (CPPs) which have been mutually agreed to by Skagit County and local municipalities to sustainably manage growth. Specifically, CPP 1.1 directs all urban growth into EXISTING Urban Growth Areas.

Because there is no credible evidence that local municipalities do not have the capacity within existing UGAs to accommodate existing growth projections, moving forward with docketing this proposal will be in violation of the 2007 County Wide Planning Policies and the 2002 Framework Agreement between Skagit County, The City of Burlington, The City of Mount Vernon, the City of Anacortes, the City of Sedro-Woolley, and the Town of La Conner.

In addition, the proposal is inconsistent with the Skagit County's Comprehensive Plan, UGA designation policies and the Envision Skagit 2060 Citizen Committee Final Recommendations. Please vote no on docketing this proposal.

From Host Address: 74.220.247.150

Date and time received: 2/19/2019 2:03:22 PM

From: [Juli Johnson](#)
To: [PDS comments](#)
Subject: Skagit County's 2019 Docket--Fully Contained Community
Date: Tuesday, February 19, 2019 9:28:04 AM

Skagit County's 2019 Docket

Dear Skagit County Commissioners:

Please vote NO on allowing Fully Contained Communities in Skagit County.

I am concerned about the proposed fully contained community (Avalon) that is North of Burlington near the Kelleher Road.

My reasons concerning this development are some of the same responses to any development impacts when they are next to farmland such as stormwater runoff, drainage off the hillside, and noise and dust complaints from residents.

But some of my responses are not the same 'old.'

What really alarms me is why are you considering adding a more densely development than some of our cities out in the rural area as well as providing a location for more expensive houses. Don't we want our rural to stay "Rural" and provide housing for low to middle incomes since there is a housing crisis going on?

And if I am correct, there is no current process for approving these sorts of developments, so we are now opening the door for all. Shouldn't we first develop a procedure?

This kind of community creates sprawl, traffic problems, over crowding our schools which are already too crowded and negative impacts on adjacent farmland-just to name a few. Haven't we been trying to keep growth inside the Urban Growth Area. Not only should cities be 'infilling' first but there is still much room for 'infilling.'

The Avalon Fully Contained Community proposal is inconsistent and in conflict with the 2007 Skagit County Countywide Planning Policies (CPPs) which have been mutually agreed to by Skagit County and local municipalities to sustainably manage growth. Specifically, CPP 1.1 directs all urban growth into EXISTING Urban Growth Areas.

Because there is no credible evidence that local municipalities do not have the capacity within existing UGAs to accommodate existing growth projections, moving forward with docketing this proposal will be in violation of the 2007 County Wide Planning Policies and the 2002 Framework Agreement between Skagit County, The City of Burlington, The City of Mount Vernon, the City of Anacortes, the City of Sedro-Woolley, and the Town of La Conner.

In addition, the proposal is inconsistent with the Skagit County's Comprehensive Plan, UGA designation policies and the Envision Skagit 2060 Citizen Committee Final Recommendations. Please vote no on docketing this proposal.

There is no need for this kind of development.

Thank you for considering my thoughts on this development.

Juli Johnson
20680 Hartry Lane
Sedro Woolley, WA. 98284

January 29, 2019

To: Skagit County Board of Commissioners

Subject: Skagit County's 2019 Docket – P4

RECEIVED

JAN 29 2019

SKAGIT COUNTY
PDS

Dear Commissioners,

I am writing in support of the Skagit Land Trust's proposal to strengthen the Comprehensive Plan and Critical Areas Ordinance to provide greater protection for Great Blue Heron breeding and nesting areas.

Great Blue Herons are an emblematic part of Skagit County's natural landscape and heritage, as important as the eagles and swans, the acres of undeveloped farmland, the salmon that swim up our rivers, and the snowcapped and forested mountain peaks.

The Land Trust's proposal is based on the Washington Department of Fish and Wildlife's Great Blue Heron Management Recommendations, which provide specific, science-based guidelines for protecting heronries.

The proposal would only apply to Skagit County's three known heron breeding and nesting areas with 20 or more nests, and any heronries of this size that may be established in the future.

By protecting the forests within which nest trees are located, while establishing buffers to protect herons from disturbing activities through the breeding and nesting season, the Land Trust's proposal will help to ensure that Great Blue Herons remain a part of the Skagit County landscape for years to come.

I encourage the Board of County Commissioners to docket the proposal for further consideration.

Thank you for your consideration.

Kirk Johnson
1718 Lindsay Loop
Mount Vernon, WA 98274

From: [Mark Johnson 1](#)
To: [PDS comments](#)
Subject: Skagit County's 2019 Docket
Date: Tuesday, February 19, 2019 2:41:38 PM

Dear Commissioners- I have just become aware of the Avalon Fully Contained Community that will be reviewed by the Skagit County Commissioners in the near future. I would urge you to vote no on this project.

Before proceeding on this issue, you should justify the project and answer why it is not in conflict with the 2007 Skagit Countywide Planning Policies and why it would not violate the agreement since it could violate the Urban Growth plan.

You should also have on record that other local municipalities would not be able to accommodate the proposed growth that the Avalon Project plan to do.

As with all growth projects, the impact on infrastructure including utilities, transportation, schools, and so on should be clearly investigated and explained.

Finally, environmental impact issues should be fully examined and explained.

Please vote no on this issue.

Mark and Jeanne Johnson
402 South 9th St.
Mount Vernon, Wa. 98274

From: website@co.skagit.wa.us
To: [Planning & Development Services](#)
Subject: PDS Comments
Date: Tuesday, February 19, 2019 2:30:01 PM

Name : Mark leif johnson
Address : 19884 kelleher rd
City : Burlington
State : Wa
Zip : 98233
email : Mleifjohnson@yahoo.com
Phone : 3233595623
PermitProposal : Skagit county's 2019 docket
Comments : Dear Commissioners:

The Avalon Fully Contained Community proposal is inconsistent and in conflict with the 2007 Skagit County Countywide Planning Policies (CPPs) which have been mutually agreed to by Skagit County and local municipalities to sustainably manage growth. Specifically, CPP 1.1 directs all urban growth into EXISTING Urban Growth Areas.

Because there is no credible evidence that local municipalities do not have the capacity within existing UGAs to accommodate existing growth projections, moving forward with docketing this proposal will be in violation of the 2007 County Wide Planning Policies and the 2002 Framework Agreement between Skagit County, The City of Burlington, The City of Mount Vernon, the City of Anacortes, the City of Sedro-Woolley, and the Town of La Conner.

In addition, the proposal is inconsistent with the Skagit County's Comprehensive Plan, UGA designation policies and the Envision Skagit 2060 Citizen Committee Final Recommendations. Please vote no on docketing this proposal.

From Host Address: 74.220.247.150

Date and time received: 2/19/2019 2:27:53 PM

From: sjohnson2011@frontier.com
To: [PDS comments](#)
Subject: Avalon Proposal
Date: Saturday, February 2, 2019 9:10:29 PM

To Whom This May Concern:

I as against amending the Avalon proposal.

Agricultural land should not be used for housing development. Also, this amendment and any other should not drive out the Humane Society from it's current location. This would cause a dire situation for the hundreds of abandoned animals that are helped yearly by the Humane Society.

Sharon Johnson
2011 S. 18th St.
Mount Vernon, Wa. 98274

From: [Rosemarie Kidder](#)
To: [PDS comments](#)
Subject: Avalon Proposal
Date: Friday, February 1, 2019 11:16:35 AM

I am strongly opposed to amending the Skagit Co Comprehensive Plan to allow the Avalon Proposal.

1. It would jeopardize the Humane Society property
2. The roads in that area aren't designed for heavy traffic
3. It would be a big loss of habitat for wildlife.
4. It would destroy the quiet, rural feel of this area

Please do not approve this development. Thank you

Rosemarie Kidder
20388 Park Ridge Ln
Sedro Woolley, Wa. 98284

Sent from my iPad

From: [Ranger Kidwell-Ross](#)
To: [PDS comments](#)
Subject: Skagit County's 2019 Docket
Date: Monday, February 18, 2019 9:29:19 AM

To: County Commissioners

I am writing in opposition to allowing Fully Contained Communities. Thank you.

Sincerely,

Ranger Kidwell-Ross

Ranger Kidwell-Ross, president
American Proofreading Co.
2778 Barrell Springs Road
Bow, WA 98232
360.724.7355
ranger@ameriproof.com

Winner of U.S. APEX Awards of Excellence, 1994-2018

From: [Sheila Klein](#)
To: [PDS comments](#)
Subject: Skagit County 2019 Docket
Date: Saturday, February 16, 2019 6:29:05 AM

Dear Commissioners:

The Avalon Fully Contained Community proposal is inconsistent and in conflict with the 2007 Skagit County Countywide Planning Policies (CPPs) which have been mutually agreed to by Skagit County and local municipalities to sustainably manage growth. Specifically, CPP 1.1 directs all urban growth into EXISTING Urban Growth Areas.

Because there is no credible evidence that local municipalities do not have the capacity within existing UGAs to accommodate existing growth projections, moving forward with docketing this proposal will be in violation of the 2007 County Wide Planning Policies and the 2002 Framework Agreement between Skagit County, The City of Burlington, The City of Mount Vernon, the City of Anacortes, the City of Sedro-Woolley, and the Town of La Conner.

In addition, the proposal is inconsistent with the Skagit County's Comprehensive Plan, UGA designation policies and the Envision Skagit 2060 Citizen Committee Final Recommendations.

Please vote no on docketing this proposal.

Thank you ,

Sheila Klein and Ries Niemi
6988 Bayview Edison Road
Bow, Washington 98232
sheilaklein.com
newtraderoute.biz

From: [tim knapp](#)
To: [PDS comments](#)
Subject: Skagit County 2019 docket; Avalon FCC
Date: Tuesday, February 19, 2019 6:41:32 AM

Please vote no on allowing this development. It is outside any urban growth area and our cities are struggling enough without another outside development. Why did we spend so much time developing a growth plan and then , it seems , ignore it? If you want to build homes for 8500 people why not in the UGAs to vitalize our cities? While it is not on farmland I can foresee it putting pressure on farmland.

Vote no and redirect this developer to the cities .

Tim Knapp

From: [tim knapp](#)
To: [PDS comments](#)
Subject: Skagit County 2019 docket; Avalon FCC
Date: Tuesday, February 19, 2019 6:46:30 AM

Please vote no on allowing this development. It is outside any urban growth area and our cities are struggling enough without another outside development. Why did we spend so much time developing a growth plan and then , it seems , ignore it? If you want to build homes for 8500 people why not in the UGAs to vitalize our cities? While it is not on farmland I can foresee it putting pressure on farmland.

Vote no and redirect this developer to the cities .

Tim Knapp
1361 shaw road

Sent from [Mail](#) for Windows 10

From: [Christine Kohnert](#)
To: [PDS comments](#)
Subject: Skagit County 2019 Docket
Date: Monday, February 18, 2019 1:24:57 AM

It is my sincere hope that each of you will vote no on the Avalon Fully Contained Community.

This is ugly urban sprawl and does not meet the planning policies that the Skagit County Growth Management Committee has stood by. This project would violate the 2002 Framework Agreement and the Skagit County county-wide planning policies. I have heard commissioners state they were born in Skagit County and imply only they would appreciate and know how to take care of the rural nature of our valley. I have observed a great appreciation by most of our residents for the rural nature of our valley. You will not be representing your constituents by voting yes on the Avalon fully contained community, you will be representing the developers.

A very high density population of 8,500 people would be significantly impact our traffic and increased demands on services. I case you have not noticed traffic in and around this vicinity is already a problem. This is not manageable growth. I hope you will consider these things in making your decision.

Christine Kohnert
ckohnert@hotmail.com
Mount Vernon, WA.

Sent from my Verizon, Samsung Galaxy smartphone

From: [Frank Koterba](#)
To: [PDS comments](#)
Subject: Avalon Fully Contained Community proposal
Date: Tuesday, February 19, 2019 11:10:06 AM

Dear Commissioners:

Please vote no on docketing the Avalon Fully Contained Community proposal.

This proposal is inconsistent and in conflict with the 2007 Skagit County Countywide Planning Policies (CPPs). They are an agreement between Skagit County and local municipalities to sustainably manage growth. Specifically, CPP 1.1 directs all urban growth into **EXISTING** Urban Growth Areas.

Furthermore, because there is no credible evidence that local municipalities do not have the capacity within existing UGAs to accommodate existing growth projections, moving forward with docketing this proposal will be in violation of the 2007 County Wide Planning Policies and the 2002 Framework Agreement between Skagit County, The City of Burlington, The City of Mount Vernon, the City of Anacortes, the City of Sedro-Woolley, and the Town of La Conner.

In addition, the proposal is inconsistent with the Skagit County's Comprehensive Plan, UGA designation policies and the Envision Skagit 2060 Citizen Committee Final Recommendations.

Frank Koterba

4 Midnight Ct

Bellingham, WA

From: [Gretchen Kyle](#)
To: [PDS comments](#)
Subject: Skagit County's 2019 Docket
Date: Monday, February 18, 2019 2:27:04 PM

Dear Commissioners:

Please vote no on the proposed Avalon Fully Contained Community project. This would be absolutely devastating to Skagit County and its infrastructure and would seriously impact our farmlands and the Skagit conservation area and Creek that run along the South side of this proposed area. The Avalon Fully Contained Community proposal is inconsistent and in conflict with the 2007 Skagit County Countywide Planning Policies (CPPs) which have been mutually agreed to by Skagit County and local municipalities to sustainably manage growth. Specifically, CPP 1.1 directs all urban growth into **EXISTING** Urban Growth Areas.

Because there is no credible evidence that local municipalities do not have the capacity within existing UGAs to accommodate existing growth projections, moving forward with docketing this proposal will be in violation of the 2007 County Wide Planning Policies and the 2002 Framework Agreement between Skagit County, The City of Burlington, The City of Mount Vernon, the City of Anacortes, the City of Sedro-Woolley, and the Town of La Conner.

In addition, the proposal is inconsistent with the Skagit County's Comprehensive Plan, UGA designation policies and the Envision Skagit 2060 Citizen Committee Final Recommendations. Please vote no on docketing this proposal.

A concerned citizen and longtime resident,

Gretchen Kyle

360-420-0421

From: [Gretchen Kyle](#)
To: [PDS comments](#)
Subject: Skagit County's 2019 Docket
Date: Monday, February 18, 2019 2:31:30 PM

Dear Commissioners:

Please vote no on the proposed Avalon Fully Contained Community project. This would be absolutely devastating to Skagit County and its infrastructure and would seriously impact our farmlands and the Skagit conservation area and Creek that run along the South side of this proposed area. The Avalon Fully Contained Community proposal is inconsistent and in conflict with the 2007 Skagit County Countywide Planning Policies (CPPs) which have been mutually agreed to by Skagit County and local municipalities to sustainably manage growth. Specifically, CPP 1.1 directs all urban growth into **EXISTING** Urban Growth Areas.

Because there is no credible evidence that local municipalities do not have the capacity within existing UGAs to accommodate existing growth projections, moving forward with docketing this proposal will be in violation of the 2007 County Wide Planning Policies and the 2002 Framework Agreement between Skagit County, The City of Burlington, The City of Mount Vernon, the City of Anacortes, the City of Sedro-Woolley, and the Town of La Conner.

In addition, the proposal is inconsistent with the Skagit County's Comprehensive Plan, UGA designation policies and the Envision Skagit 2060 Citizen Committee Final Recommendations. Please vote no on docketing this proposal.

A concerned citizen and longtime Skagit county resident,

Gretchen Kyle

945 Jennings Ave.

Sedro Woolley, WA 98284

360-420-0421

From: [Eileen Lambertson](#)
To: [PDS comments](#)
Subject: Amending the Skagit County Comprehensive Plan to Allow Consideration of the Avalon Proposal
Date: Saturday, February 2, 2019 8:17:13 AM

As I understand it, the Avalon Proposal, now before the Skagit County Commissioners, would amend its land use policy by allowing a division of 1,200 acres of rural/agricultural land to accommodate 8,500 residential units (times an average of 4 persons per unit) near the property now leased by the Skagit Valley Humane Society.

The size of this proposed development would seriously affect the operation and success of the Skagit Valley Humane Society on Kelleher Road.

Almost immediately the Commissioners will be bombarded with complaints about noise, smells, extra traffic, etc., with a demand that the Commission "do something about that!"

The Skagit Valley Humane Society serves a vital purpose to residents of the county and to jeopardize that will not only harm the many animals taken in and lovingly cared for, but the good will of the hundreds of visitors who come, not just to see and adopt animals, but just to enjoy them. Children especially are delighted to visit the shelter (which is so valuable in their education about our world's residents).

Please consider the good the shelter provides to so many. Thank you.

Eileen A. Lambertson
1135 Lake Samish Road
Bellingham, WA 98229
(within Skagit Co. borders)

From: [L Lance](#)
To: [PDS comments](#)
Subject: Skagit County's 2019 Docket
Date: Friday, February 15, 2019 7:57:46 PM

Dear Commissioners:

The Avalon Fully Contained Community proposal is inconsistent and in conflict with the 2007 Skagit County Countywide Planning Policies (CPPs) which have been mutually agreed to by Skagit County and local municipalities to sustainably manage growth. Specifically, CPP 1.1 directs all urban growth into **EXISTING** Urban Growth Areas.

Because there is no credible evidence that local municipalities do not have the capacity within existing UGAs to accommodate existing growth projections, moving forward with docketing this proposal will be in violation of the 2007 County Wide Planning Policies and the 2002 Framework Agreement between Skagit County, The City of Burlington, The City of Mount Vernon, the City of Anacortes, the City of Sedro-Woolley, and the Town of La Conner.

In addition, the proposal is inconsistent with the Skagit County's Comprehensive Plan, UGA designation policies and the Envision Skagit 2060 Citizen Committee Final Recommendations. Please vote no on docketing this proposal.

Thank you,
Lettie Bridgman Lance

From: [Landstrom's](#)
To: [PDS comments](#)
Subject: Keep Skagit Valley intact
Date: Monday, February 18, 2019 9:46:39 PM

The Avalon Fully Contained Community proposal is inconsistent and in conflict with the 2007 Skagit County Countywide Planning Policies (CPPs) which have been mutually agreed to by Skagit County and local municipalities to sustainably manage growth. Specifically, CPP 1.1 directs all urban growth into **EXISTING** Urban Growth Areas.

Because there is no credible evidence that local municipalities do not have the capacity within existing UGAs to accommodate existing growth projections, moving forward with docketing this proposal will be in violation of the 2007 County Wide Planning Policies and the 2002 Framework Agreement between Skagit County, The City of Burlington, The City of Mount Vernon, the City of Anacortes, the City of Sedro-Woolley, and the Town of La Conner.

In addition, the proposal is inconsistent with the Skagit County's Comprehensive Plan, UGA designation policies and the Envision Skagit 2060 Citizen Committee Final Recommendations. Please vote no on docketing this proposal.

Please remember that cement is forever.

Chris and Lorraine Landstrom

Sent from my iPad - "Engage the Day!"

From: [Consuelo Larrabee](#)
To: [PDS comments](#)
Subject: NO on the "Avalon" development...!!!~
Date: Friday, February 15, 2019 9:17:22 PM

Please note my new email address.

Consuelo Larrabee

larrabee414@icloud.com

From: [Maude Laslie](#)
To: [PDS comments](#)
Subject: Skagit County's 2019 Docket
Date: Monday, February 18, 2019 9:47:00 AM

Skagit County Board of County Commissioners

1800 Continental Place
Mount Vernon, WA 98273

Dear Commissioners:

Please do not move forward with The Avalon Fully Contained Community proposal.. The proposal, after three years, is still in conflict with the 2007 Skagit County Countywide Planning Policies (CPPs) agreed to by Skagit County and local municipalities to sustainably manage growth. **Specifically, CPP 1.1 directs all urban growth into existing Urban Growth Areas.**

Because there is no credible evidence that local municipalities do not have the capacity within existing UGAs to accommodate existing growth projections, moving forward with docketing this proposal will be in violation of the 2007 County Wide Planning Policies and the 2002 Framework Agreement between Skagit County, The City of Burlington, The City of Mount Vernon, the City of Anacortes, the City of Sedro-Woolley, and the Town of La Conner.

As a frequent visitor to Skagit Valley, Fir Island NWR, La Conner, Mt. Vernon, the Skagit Valley Food Coop, Anacortes and Whidbey Island I have personally experienced the effect that a large influx of people has on local community infrastructure with increases in car traffic alone. It is wonderful that Skagit opens its doors to visitors throughout the year, and many of us come to feel that the community is our own. Though it is tempting to view increased housing as allowing others to live year-round in Skagit, that is a short-sighted view that will put undue pressure on existing resources funded by State, City and County governments. In addition, this development is not consistent with where we've seen Skagit County guide its growth. Please maintain The County's commitment to maintain the region primarily as farming communities adjacent to nearby existing large population centers.

The Avalon proposal is inconsistent with the Skagit County's Comprehensive Plan, UGA designation policies and the Envision Skagit 2060 Citizen Committee Final Recommendations. Please vote no on docketing this proposal.

Thank you for working to maintain the rural character of Skagit Valley.

Maude Laslie
5346 Broad View Ave NE
Tacoma, WA 98422

From: [Hal & Hella Lee](#)
To: [PDS comments](#)
Subject: Skagit County's 2019 Docket - P4
Date: Monday, February 11, 2019 6:04:40 PM

We are writing in support of the Skagit County Commissioners to docketing the proposed modifications to the Comprehensive Plan and Critical Areas Ordinance in order to meet the guidelines set out in WDFW's Great Blue Heron Management Recommendations.

We are residents of Skagit County and appreciate viewing Great Blue Herons in the various locations that they forage. We also have noticed how easily they are frightened when approached from some distance, which is a little surprising as they are a relatively large bird. So, we can image how sensitive they are to disturbance when nesting.

We have taken part in the nest counts on both Samish Island and March's Point and have some appreciation of the habitat that they need.

The suggested changes to the Critical Areas Ordinance are reasonable, and for the most part the current land owners in the affected areas are supportive. As you are aware the Skagit Land Trust either owns or has easements protecting the current large heronries (March's Point, Barney Lake, and Samish Island) but some additional buffers are needed especially during nesting season.

Thank you,

Harold & Hella Lee
2500 S. 18th
Mount Vernon, WA 98274

From: [April Lightner](#)
To: [PDS comments](#)
Subject: amending the Skagit County Comprehensive Plan to allow consideration of the Avalon Proposal
Date: Friday, February 1, 2019 12:07:26 PM

I am strongly against amending the Skagit County Comprehensive Plan to allow consideration of the Avalon Proposal. This would jeopardize the continuation of the Humane Society of Skagit Valley's Kelleher Road location on property leased from Skagit County. Our county Humane Society is vital and money has been invested into building the facilities they utilize to support their work.

Sincerely,
April Lightner
4603 Nooksack Loop
Mount Vernon WA 98273
360-420-3766

[Sent from Yahoo Mail for iPhone](#)

Kathy Jewell

From: Michelle Linak <michelle@linak.org>
Sent: Friday, February 1, 2019 6:03 PM
To: PDS comments
Subject: Avalon Proposal

To Whom It May Concern,

I do not support the Comprehensive Plan to allow building and/or wrongful impact of Humane Society of Skagit County. This leased location is for the benefit of the animals.

Sincerely
Michelle Linak
21588 Delvan Lane
Sedro Woolley, WA 98284

Amending the Skagit County Comprehensive Plan to allow consideration of the Avalon Proposal.

From: [Isaac Lord](#)
To: [PDS comments](#)
Subject: Skagit County's 2019 Docket
Date: Saturday, February 16, 2019 8:02:50 AM

Dear Commissioners:

As someone who grew up in Skagit Valley and loves it still, I am appalled at the proposal of a giant new housing development outside the existing urban growth areas. That's not sustainable planning.

The Avalon Fully Contained Community proposal is inconsistent and in conflict with the 2007 Skagit County Countywide Planning Policies (CPPs) which have been mutually agreed to by Skagit County and local municipalities to sustainably manage growth. Specifically, CPP 1.1 directs all urban growth into **EXISTING** Urban Growth Areas.

Because there is no credible evidence that local municipalities do not have the capacity within existing UGAs to accommodate existing growth projections, moving forward with docketing this proposal will be in violation of the 2007 County Wide Planning Policies and the 2002 Framework Agreement between Skagit County, The City of Burlington, The City of Mount Vernon, the City of Anacortes, the City of Sedro-Woolley, and the Town of La Conner.

In addition, the proposal is inconsistent with the Skagit County's Comprehensive Plan, UGA designation policies and the Envision Skagit 2060 Citizen Committee Final Recommendations. Please vote NO on docketing this proposal.

Thank you for your service to our beautiful county.

Isaac Lord

From: [Isaac Lord](#)
To: [PDS comments](#)
Subject: Skagit County's 2019 Docket
Date: Saturday, February 16, 2019 10:41:50 AM

Dear Commissioners:

As someone who grew up in Skagit Valley and loves it still, I am appalled at the proposal of a giant new housing development outside the existing urban growth areas. That's not sustainable planning.

The Avalon Fully Contained Community proposal is inconsistent and in conflict with the 2007 Skagit County Countywide Planning Policies (CPPs) which have been mutually agreed to by Skagit County and local municipalities to sustainably manage growth. Specifically, CPP 1.1 directs all urban growth into **EXISTING** Urban Growth Areas.

Because there is no credible evidence that local municipalities do not have the capacity within existing UGAs to accommodate existing growth projections, moving forward with docketing this proposal will be in violation of the 2007 County Wide Planning Policies and the 2002 Framework Agreement between Skagit County, The City of Burlington, The City of Mount Vernon, the City of Anacortes, the City of Sedro-Woolley, and the Town of La Conner.

In addition, the proposal is inconsistent with the Skagit County's Comprehensive Plan, UGA designation policies and the Envision Skagit 2060 Citizen Committee Final Recommendations. Please vote NO on docketing this proposal.

Thank you for your service to our beautiful county.

Isaac Lord

4806 S. Morgan St.
Seattle, WA 98118

From: [Susan Lord](#)
To: [PDS comments](#)
Subject: Skagit County's 2019 Docket
Date: Saturday, February 16, 2019 8:25:17 AM

I urge you to vote **NO** on allowing Fully Contained Communities in Skagit County.
We are tax payers who have owned our property for over 40 years and care about this issue.
Robert and Susan Lord
10764 Halloran Rd
Samish Island

From: [Anne Lorgen](#)
To: [PDS comments](#)
Subject: Skagit County's 2019 Docket- Fully Contained Community
Date: Tuesday, February 19, 2019 9:44:58 AM

There has been a great deal of effort in planning and growth management in Washington State and in our Skagit county. Skagit county has a comprehensive plan for our future. There are many concerns about how a large development, such as "Avalon" will impact local farmlands and create sprawl outside of the Urban Growth Area. Many of our towns and cities in Skagit county are struggling, there are local business that need our support and in towns there are transit lines available, lets put the growth where the services are, it makes sense.

Please vote No on allowing the Fully Contained Communities in Skagit County.

Anne Lorgen

1361 Shaw Road

Bellingham (Alger), WA 98229

From: [Steven Lospalluto](#)
To: [PDS comments](#)
Subject: Skagit County's 2019 Docket
Date: Tuesday, February 19, 2019 12:39:32 PM

Dear Skagit County Commissioners:

The Avalon Fully Contained Community proposal is inconsistent and in conflict with the 2007 Skagit County Countywide Planning Policies (CPPs) which have been mutually agreed to by Skagit County and local municipalities to sustainably manage growth. Specifically, CPP 1.1 directs all urban growth into existing Urban Growth Areas.

Because there is no credible evidence that local municipalities do not have the capacity within existing UGAs to accommodate existing growth projections, moving forward with docketing this proposal will be in violation of the 2007 County Wide Planning Policies and the 2002 Framework Agreement between Skagit County, The City of Burlington, The City of Mount Vernon, the City of Anacortes, the City of Sedro-Woolley, and the Town of La Conner.

In addition, the proposal is inconsistent with the Skagit County's Comprehensive Plan, UGA designation policies and the Envision Skagit 2060 Citizen Committee Final Recommendations. Please vote no on docketing this proposal.

Thank you.

Steven Lospalluto
16586 Dunbar Road
Mount Vernon, WA 98273
360-428-3076

From: [Commissioners](#)
To: [Hal Hart](#); [Kathy Jewell](#)
Subject: FW: No Avalon Development
Date: Tuesday, February 19, 2019 8:24:26 AM

Good Morning,

Please review comment received via mail summary yesterday.

Thanks.

Lou Shuart
Exec. Admin. Spec. I

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

From: Esther Luttikhuisen <esther@estherclaypool.com>
Sent: Saturday, February 16, 2019 2:43 PM
To: Commissioners <commissioners@co.skagit.wa.us>
Subject: No Avalon Development

To my County Commissioners,

I have read a notice about a proposed new development in rural north Burlington called Avalon... I was just in that area yesterday, visiting the Humane Society of Skagit Valley.

It is beautiful, historic farm country. I strongly oppose development there. Please! Let's be proactive in rejecting encroachment on rural lands, farms are what the Skagit is known for. Both the cities of Mount Vernon and Burlington have space to accommodate more housing. Let's please not encourage sprawl!

I am a voter and I strongly oppose this proposed development.

Esther Luttikhuisen
1419 Digby PL, unit 205
Mount Vernon
206-715-6997

From: [I](#)
To: [PDS comments](#)
Subject: "Skagit County's 2019 Docket"
Date: Saturday, February 16, 2019 8:20:14 AM

vote NO on allowing Fully Contained Communities in Skagit County.

Robert L.K. Lynch
409-789-7168

From: [Susan LYNCH](#)
To: pdscomments@co.skagit.wa.us
Subject: Skagit County's 2019 Docket
Date: Friday, February 15, 2019 7:46:11 PM

Dear Commissioners:

The Avalon Fully Contained Community proposal is inconsistent and in conflict with the 2007 Skagit County Countywide Planning Policies (CPPs) which have been mutually agreed to by Skagit County and local municipalities to sustainably manage growth. Specifically, CPP 1.1 directs all urban growth into **EXISTING** Urban Growth Areas.

Because there is no credible evidence that local municipalities do not have the capacity within existing UGAs to accommodate existing growth projections, moving forward with docketing this proposal will be in violation of the 2007 County Wide Planning Policies and the 2002 Framework Agreement between Skagit County, The City of Burlington, The City of Mount Vernon, the City of Anacortes, the City of Sedro-Woolley, and the Town of La Conner.

In addition, the proposal is inconsistent with the Skagit County's Comprehensive Plan, UGA designation policies and the Envision Skagit 2060 Citizen Committee Final Recommendations. Please vote no on docketing this proposal.

I Urge you to **Vote NO on allowing Fully Contained Communities in Skagit County.**

Sincerely
Susan Lynch



RECEIVED
JAN 29 2019
SKAGIT COUNTY
PDS

Verizon Wireless
3245 158th Ave SE, MS 231
Bellevue, WA 98008

Skagit County Commissioners Meeting
Public Comment
January 29th, 2019

Devendra Maharaj
Verizon Wireless
Devendra.maharaj@verizonwireless.com
3245 158th Ave SE,
Bellevue WA 98008

Thank you, Commissioners and County Staff for the opportunity to speak with you today.

Verizon Wireless is requesting inclusion in the 2019 Skagit County Work Plan and Docket to begin the necessary updates to the wireless code. In prioritizing the order of the docket items for this year, we would ask that the County prioritize work on the wireless code update early this year, in order to comply with the new FCC Order, which took effect on January 14th, 2019. Under this Order, the deadline for putting aesthetic regulations for small wireless facilities in place is April 14th, 2019.

Verizon Wireless is excited to be working together with the County on a wireless code that allows an efficient path forward to bring the benefits of small wireless technology to your residents, visitors and businesses, while preserving and reflecting the aesthetic values of the community.

Thank you.

From: [Val Manuel](#)
To: [PDS comments](#)
Subject: Avalon development
Date: Monday, February 18, 2019 10:56:25 AM

Please say no to the request for exceptions to the established growth management policies for the Avalon Development.

I understand that growth happens, but this is not a sustainable model.

Val Manuel
808 N 30th St
Mount Vernon WA 98273
360-770-3641

From: [Ted Matts](#)
To: [PDS comments](#)
Subject: Skagit County's 2019 Docket - no to "fully contained" urban sprawl into rural skagit valley!
Date: Tuesday, February 19, 2019 12:16:43 AM

Dear Skagit County Commissioners:
2019

February 18,

I am very concerned and quite upset about a proposed housing development I have heard about on over a 1000 acres between the F and S grade road, Old Highway 99 and Kellerer road on the previous gravel pits and Avalon golf course, that could bring potentially up to 8500 people to move into that area.

This would be the *highest density development ever* in unincorporated Skagit County!

Please do not allow this so-called Fully Contained Communities into Skagit County.

The proposal is ludicrous on many levels: it seems obviously inconsistent with the Skagit County's Comprehensive Plan, the 2007 Skagit County Countywide Planning Policies (CPPs), UGA designation policies with GMA and the Envision Skagit 2060 Citizen Committee Final Recommendations.

[Skagit County's Growth Management Steering Committee](#), made up of the Mayors from our local towns and cities – and I thought all three County Commissioners- has said no to discarding 30 years of planning for one development such as this.

Urban growth needs to fit into existing urban growth areas. There is no credible evidence that local municipalities do not have the capacity within existing UGAs to accommodate existing growth projections. Common sense reasoning for these agreements/policies/planning is to concentrate sprawl and traffic to infill cities so we can concentrate services and solutions into smaller more manageable areas.

Especially hear in Skagit Valley, our goals to protect and promote our agricultural economy, heritage, and way of life are well agreed upon. Reasons for concern about these large-scale developments are the impacts when they are next to farmland such as stormwater runoff, drainage off the hillside, and noise, smell and dust complaints from residents, among other rural/urban divide issues.

This is by no means "self-contained", as it does not include adequate commercial, retail, health services and other infrastructure to fully support the population density. This means 8,500 people will be leaving and entering this basically oversized subdivision multiple times a day. This kind of sprawl creates terrible traffic problems and negative impacts on adjacent farmland.

In the end, we get greater stresses on our rural roads and infrastructures, our rural character, and our agricultural economy. This all sounds negative for our area and community – what would we gain? Likely more traffic, higher taxes, higher housing costs, loss of our rural character and agricultural space.

There is no need for this kind of development. Keep large scale growth inside the Urban Growth Area. Not only should cities be 'infilling' first but there is still much room for 'infilling.'

Please vote no on docketing this proposal.

Thank you for considering my thoughts on this development,

Ted Matts
Barrell Springs Road

From: [Ted Matts](#)
To: [PDS comments](#)
Subject: Fw: Skagit County's 2019 Docket - no to "fully contained" urban sprawl into rural skagit valley!
Date: Tuesday, February 19, 2019 6:54:55 PM

I was told I may need to give you my complete address number with my comments I sent yesterday - it is 3035 Barrell Springs Bow WA 98232.

I am hoping my comments were still considered and included in the official record of comments.

Thank you,

Ted Matts

From: Ted Matts
Sent: Tuesday, February 19, 2019 8:16 AM
To: pdscomments@co.skagit.wa.us
Subject: Skagit County's 2019 Docket - no to "fully contained" urban sprawl into rural skagit valley!

Dear Skagit County Commissioners:

February 18,
2019

I am very concerned and quite upset about a proposed housing development I have heard about on over a 1000 acres between the F and S grade road, Old Highway 99 and Kellerer road on the previous gravel pits and Avalon golf course, that could bring potentially up to 8500 people to move into that area.

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Especially hear in Skagit Valley, our goals to protect and promote our agricultural economy, heritage, and way of life are well agreed upon. Reasons for concern about these large-scale developments are the impacts when they are next to farmland such as stormwater runoff, drainage off the hillside, and noise, smell and dust complaints from residents, among other rural/urban divide issues.

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There is no need for this kind of development. Keep large scale growth inside the Urban Growth Area. Not only should cities be 'infilling' first but there is still much room for 'infilling.'

Please vote no on docketing this proposal.

Thank you for considering my thoughts on this development,

Ted Matts
Barrell Springs Road

From: [Mary Jo McArdle](#)
To: [PDS comments](#)
Cc: [Mary Jo McArdle](#)
Subject: Skagit County's 2019 Docket
Date: Saturday, February 16, 2019 9:17:17 AM

Dear Skagit County Commissioners:

I am writing to you today regarding the Avalon Community Proposal along Hwy 99 just outside of Burlington.

This proposal would negatively impact the quality of life and change the landscape of this beautiful area forever. It would have negative impacts on the land, its wildlife and habitat and the communities of this valley.

* Regardless of the so called "Fully Contained Community" title, there is NO way this development will not have extremely negative impacts on roadways with increased traffic, in the immediate area but will create similar traffic nightmares in Burlington, Sedro Woolley, Mt Vernon and Anacortes as have been realized in the small towns of Monroe, Duvall, Mill Creek, Fall City and Carnation due to developments similar to the Avalon proposal.

* The county has not adequately considered the developers monetary responsibility for roadway infrastructure improvements and new traffic lights to address the resulting congestion. Hwy 99, Cook Rd and the North Cascades Hwy will experience many more traffic accidents and long delays.

*This proposal has negative impacts on surrounding properties with regards to water quality and runoff to neighboring properties in addition to the loss of valuable farm land.

*The County has not considered nor the developer provided, plans to construct AND to PAY for the sewer, water, storm run off, water quality, habitat and other environmental mitigation.

*This proposal sets in motion exactly what has happened to the Green River Valley farmland in King County and Bellevue's strawberry fields.

* The proposal does NOT comply with Growth Management Rules and Regulations.

This proposal violates a number of codes and ordinances as well as the codified County Planning Process. The Skagit County Commissioners must uphold codes and laws in place within the Skagit Valley that **you** have been elected by the people, to protect. Developers come in and rape the land, displace its inhabitants while racking in millions of dollars, and then walk away leaving unforeseen disastrous consequences.

Do not let money, greedy and politics blind you to the immense negative impacts this and other developments like this would have on the communities of our Skagit Valley.

There is too much at stake, to many unknowns. Developments need to be clustered within the Growth Management Boundaries and NOT be allowed to circumvent nor violate the laws and codes and the voice of the communities of Skagit Valley.

DO NOT Allow the Avalon project NOR any other similar proposal be ever obtain approved

within the Skagit Valley. This unique and incredibly valuable farmland valley needs to be saved from this kind of intensive Rural sprawl.

Respectfully,
Mary Jo McArdle

From: [Mike McClintock](#)
To: [PDS comments](#)
Subject: Skagit County's 2019 Docket
Date: Saturday, February 16, 2019 2:38:49 PM

Dear County Commissioners:

As a city planner with over 20 years community planning experience, and having served 8 years as a planning commissioner in another jurisdiction, I and my wife, wholeheartedly support the position of the Board of Skagitonians to Preserve Farmland (SPF) that the Avalon Fully Contained Community proposal is inconsistent and in conflict with the 2007 Skagit County Countywide Planning Policies (CPPs) which have been mutually agreed to by Skagit County and local municipalities to sustainably manage growth. Specifically, CPP 1.1 directs all urban growth into **EXISTING** Urban Growth Areas.

Because there is no credible evidence that local municipalities do not have the capacity within existing UGAs to accommodate existing growth projections, moving forward with docketing this proposal will be in violation of the 2007 County Wide Planning Policies and the 2002 Framework Agreement between Skagit County, The City of Burlington, The City of Mount Vernon, the City of Anacortes, the City of Sedro-Woolley, and the Town of La Conner.

In addition, the proposal is inconsistent with the Skagit County's Comprehensive Plan, UGA designation policies and the Envision Skagit 2060 Citizen Committee Final Recommendations.

**Please vote no on docketing this proposal and
vote NO on allowing Fully Contained Communities in Skagit County.**

Thank you.

Michael R. McClintock and Gloria A. McClintock
1411 Northview Court
Mount Vernon, WA 98274
360-899-9929

From: [laurence mcculloch](#)
To: [PDS comments](#)
Subject: Skagit County's 2019 Docket
Date: Saturday, February 16, 2019 11:52:35 AM

Dear Commissioners:

I am writing to you because I think that the Avalon Fully Contained Community proposal is a dangerous example of how urban sprawl originates.

The Avalon Fully Contained Community proposal is inconsistent and in conflict with the 2007 Skagit County Countywide Planning Policies (CPPs) which have been mutually agreed to by Skagit County and local municipalities to sustainably manage growth. Specifically, CPP 1.1 directs all urban growth into **EXISTING** Urban Growth Areas.

Because there is no credible evidence that local municipalities do not have the capacity within existing UGAs to accommodate existing growth projections, moving forward with docketing this proposal will be in violation of the 2007 County Wide Planning Policies and the 2002 Framework Agreement between Skagit County, The City of Burlington, The City of Mount Vernon, the City of Anacortes, the City of Sedro-Woolley, and the Town of La Conner.

In addition, the proposal is inconsistent with the Skagit County's Comprehensive Plan, UGA designation policies and the Envision Skagit 2060 Citizen Committee Final Recommendations.

For these reasons, I urge you to vote NO on docketing this proposal.

Sincerely,

Laurence McCulloch
19442 Best Road,
Mount Vernon, WA 98273

From: [Lynn McDaniel](#)
To: [PDS comments](#)
Subject: Skagit Humane Society Land use.
Date: Tuesday, February 12, 2019 4:58:47 PM

To whom it may concern:

I really think we need the Skagit Humane Society to stay. I feel they do a tremendous job for our community and for the dogs and cats that have no where else to go and desperately need to find good homes. If they truly have to give up this land I hope they can find another place for their business because I don't know what we would we do without them.

Sincerely,

Lynn McDaniel

From: [Lin McJunkin](#)
To: [PDS comments](#)
Subject: ("Skagit County's 2019 Docket - P4"
Date: Thursday, January 24, 2019 10:59:00 AM

My family and I are avid hikers, boaters and birders, and as such, highly value our magnificent Great Blue Herons for their beauty and ecological significance. To that end, I support Skagit Land Trust's submitted proposal to the County to strengthen the Comprehensive Plan and Critical Areas Ordinance to provide greater protection for our Great Blue Heron breeding and nesting areas.

With well over 700 nests, the March Point heronry is the largest on the Salish Sea and one of the largest on the entire west coast of the United States, making them well worth the additional protection for their breeding and nesting areas provided by strengthening the County's Critical Areas Ordinance.

The second largest, and the oldest heronry in Skagit County, on Samish Island, was abandoned partway through the nesting season in 2017. Having visited the site with local biologists and seen the nesting birds, I was devastated to hear this news! Although we do not know the exact cause of the abandonment, we know that during nesting season, heronries are highly vulnerable to and have been known to abandon nesting sites, in response to the intensification of nearby activities, noises, and lights.

Skagit Land Trust's proposal will help to ensure that Great Blue Herons remain a part of the Skagit County landscape for years to come. I encourage the Board of County Commissioners to approve the proposal for further consideration.

Thank you.

Lin McJunkin

PO Box 333

Conway, WA 98238

360-941-6742

From: [Janet McKinney](#)
To: [PDS comments](#)
Subject: Skagit County's 2019 Docket
Date: Friday, February 15, 2019 5:51:22 PM

CAUTION: This email originated from an external email address. Do not click links or open attachments unless you recognize the sender, you are expecting this email and attachments, and you know the content is safe.

Dear Skagit County Commissioners:

I am concerned about the proposed fully contained community (Avalon) that is North of Burlington near the Kelleher Road.

My reasons concerning this development are some of the same responses to any development impacts when they are next to farmland such as stormwater runoff, drainage off the hillside, and noise and dust complaints from residents.

But some of my responses are not the same 'old.'
What really alarms me is why are you considering adding a more densely development than some of our cities out in the rural area as well as providing a location for more expensive houses. Don't we want our rural to stay "Rural" and provide housing for low to middle incomes since there is a housing crisis going on?

And if I am correct, there is no current process for approving these sorts of developments, so we are now opening the door for all. Shouldn't we first develop a procedure?

This kind of community creates sprawl, traffic problems, and negative impacts on adjacent farmland—just to name a few. Haven't we been trying to keep growth inside the Urban Growth Area. Not only should cities be 'infilling' first but there is much room for 'infilling.'

There is no need for this kind of development.

Thank you for considering my thoughts on this development.

Sincerely,

Janet Mckinney

From: [Janet McKinney](#)
To: [PDS comments](#)
Subject: Skagit County's 2019 Docket--Fully Contained Community (Avalon)
Date: Friday, February 15, 2019 6:27:34 PM

Dear Skagit County Commissioners:

Please vote NO on allowing Fully Contained Communities in Skagit County.

I am concerned about the proposed fully contained community (Avalon) that is North of Burlington near the Kelleher Road.

My reasons concerning this development are some of the same responses to any development impacts when they are next to farmland such as stormwater runoff, drainage off the hillside, and noise and dust complaints from residents.

But some of my responses are not the same 'old.'

What really alarms me is why are you considering adding a more densely development than some of our cities out in the rural area as well as providing a location for more expensive houses. Don't we want our rural to stay "Rural" and provide housing for low to middle incomes since there is a housing crisis going on?

And if I am correct, there is no current process for approving these sorts of developments, so we are now opening the door for all. Shouldn't we first develop a procedure?

This kind of community creates sprawl, traffic problems, and negative impacts on adjacent farmland-just to name a few. Haven't we been trying to keep growth inside the Urban Growth Area. Not only should cities be 'infilling' first but there is much room for 'infilling.'

The Avalon Fully Contained Community proposal is inconsistent and in conflict with the 2007 Skagit County Countywide Planning Policies (CPPs) which have been mutually agreed to by Skagit County and local municipalities to sustainably manage growth. Specifically, CPP 1.1 directs all urban growth into EXISTING Urban Growth Areas.

Because there is no credible evidence that local municipalities do not have the capacity within existing UGAs to accommodate existing growth projections, moving forward with docketing this proposal will be in violation of the 2007 County Wide Planning Policies and the 2002 Framework Agreement between Skagit County, The City of Burlington, The City of Mount Vernon, the City of Anacortes, the City of Sedro-Woolley, and the Town of La Conner.

In addition, the proposal is inconsistent with the Skagit County's Comprehensive Plan, UGA designation policies and the Envision Skagit 2060 Citizen Committee Final Recommendations. Please vote no on docketing this proposal.

There is no need for this kind of development.

Thank you for considering my thoughts on this development.

Sincerely.

Janet Mckinney
17858 Wood Rd
Bow, WA 98232

From: [Cristal McQueen](#)
To: [PDS comments](#)
Subject: Amending the Skagit County Comprehensive Plan to allow consideration of the Avalon Proposal
Date: Wednesday, February 6, 2019 4:06:11 PM

To whom it may concern:

I am strongly against amending the Skagit County Comprehensive Plan to allow consideration of the Avalon Proposal. This would jeopardize the continuation of the Humane Society of Skagit Valley's Kelleher Road location on property leased from Skagit County. The shelter provides a valuable service to the community.

The construction of such a large housing community would also add a considerable drain to the current water supply in the area. The increased traffic in such a rural area will also create havoc with the roads not to mention the current residents in the area.

Sincerely,
Cristal McQueen
1025 Finch St.
Mount Vernon, WA 98273

From: [Nic metcalf](#)
To: [PDS comments](#)
Cc: [Nic metcalf](#); [Jeff Metcalf](#)
Subject: Skagit County's 2019 Docket
Date: Saturday, February 16, 2019 6:05:35 PM

Dear Commissioners:

The Avalon Fully Contained Community proposal is inconsistent and in conflict with the 2007 Skagit County Countrywide Planning Policies which have been mutually agreed to by Skagit County and local municipalities to sustainably manage growth. Specifically, CPP 1.1 directs all urban growth into EXISTING Urban Growth Areas.

Because there is no credible evidence that local municipalities do not have the capability within existing UGAs to accommodate existing growth projections, moving forward with docketing this proposal will be in violation of the 2007 County wide planning policies and the 2002 framework agreement between Skagit County, the city of Anacortes, the city of Sedro-Woolley, and the town of LaConner.

In addition. The proposal is inconsistent with the Skagit County's Comprehensive Plan, UGA designation policies and the Envision Skagit 2060 Citizen Committee Final Recommendations. Please vote NO on docketing this proposal.

A Concerned Citizen,
Marlo Metcalf

7550 Valley View Rd
Sedro-Woolley, Washington
98284

Get [Outlook for iOS](#)

From: [Ann Meyer](#)
To: [PDS comments](#)
Subject: Skagit County's 2019 Docket
Date: Monday, February 18, 2019 4:36:14 PM

Dear Commissioners:

The Avalon Fully Contained Community proposal is inconsistent and in conflict with the 2007 Skagit County Countywide Planning Policies (CPPs) which have been mutually agreed to by Skagit County and local municipalities to sustainably manage growth. Specifically, CPP 1.1 directs all urban growth into **EXISTING** Urban Growth Areas.

Because there is no credible evidence that local municipalities do not have the capacity within existing UGAs to accommodate existing growth projections, moving forward with docketing this proposal will be in violation of the 2007 County Wide Planning Policies and the 2002 Framework Agreement between Skagit County, The City of Burlington, The City of Mount Vernon, the City of Anacortes, the City of Sedro-Woolley, and the Town of La Conner.

In addition, the proposal is inconsistent with the Skagit County's Comprehensive Plan, UGA designation policies and the Envision Skagit 2060 Citizen Committee Final Recommendations. Please vote no on docketing this proposal.

From: deerpond@frontier.com
To: [PDS comments](#)
Subject: Skagit Countys 2019 Comprehensive Plan Amendments
Date: Sunday, January 27, 2019 6:30:32 PM

Our family opposes the docketing of this proposal at this time or any time. You cannot drive around here now & you consider adding 8000 cars to the mix? Are you insane??? Betty Miles

From: deerpond@frontier.com
To: [PDS comments](#)
Subject: Re: Automated Reply: Your comment was received!
Date: Monday, January 28, 2019 5:21:18 PM

I oppose docketing PL18-0405. Betty Miles

On Sunday, January 27, 2019, 6:30:36 PM PST, PDS comments <pdscomments@co.skagit.wa.us> wrote:

Thank you for submitting a comment to Skagit County Planning & Development Services. This message is an automated confirmation that we have received your email. Please do not reply to this email.

If you did not include the name of the project you are commenting on in your subject line, or if you did not include your name and complete mailing address, please resubmit your comment with that information included.

For more information about commenting on Skagit County planning and permitting projects, please visit www.skagitcounty.net/pdscomments<<http://www.skagitcounty.net/pdscomments>>.

From: [Lynn Minerich](#)
To: [PDS comments](#)
Subject: Skagit County 2019 Docket
Date: Sunday, February 17, 2019 1:22:50 PM

Sent from [Mail](#) for Windows 10

Skagit County Board of County Commissioners

1800 Continental Place
Mount Vernon, WA 98273

All public comments must be submitted by **Tuesday, February 19th, 4:30pm.**

For complete instructions on how to submit public comments, please go to this [page](#) from Skagit County and it will provide detailed instructions on submitting public comments.

Here is a sample of what you may want to include in your comments (please feel free to use as is or change into your own words):

Dear Commissioners:

The Avalon Fully Contained Community proposal is inconsistent and in conflict with the 2007 Skagit County Countywide Planning Policies (CPPs) which have been mutually agreed to by Skagit County and local municipalities to sustainably manage growth. Specifically, CPP 1.1 directs all urban growth into **EXISTING** Urban Growth Areas.

Because there is no credible evidence that local municipalities do not have the capacity within existing UGAs to accommodate existing growth projections, moving forward with docketing this proposal will be in violation of the 2007 County Wide Planning Policies and the 2002 Framework Agreement between Skagit County, The City of Burlington, The City of Mount Vernon, the City of Anacortes, the City of Sedro-Woolley, and the Town of La Conner.

In addition, the proposal is inconsistent with the Skagit County's Comprehensive Plan, UGA designation policies and the Envision Skagit 2060 Citizen Committee Final Recommendations. Please vote no on docketing this proposal.

Respectfully,
Lynn Minerich
21981 Shady Lane
Mount Vernon, WA 98274

From: [Amy Moe](#)
To: [PDS comments](#)
Subject: Skagit county's 2019 Docket
Date: Friday, February 15, 2019 8:32:16 PM

Dear Commissioners:

Please vote no on the Avalon Fully Contained Community Proposal.

The Avalon Fully Contained Community proposal is inconsistent and in conflict with the 2007 Skagit County Countywide Planning Policies (CPPs) which have been mutually agreed to by Skagit County and local municipalities to sustainably manage growth. Specifically, CPP 1.1 directs all urban growth into **EXISTING** Urban Growth Areas.

Because there is no credible evidence that local municipalities do not have the capacity within existing UGAs to accommodate existing growth projections, moving forward with docketing this proposal will be in violation of the 2007 County Wide Planning Policies and the 2002 Framework Agreement between Skagit County, The City of Burlington, The City of Mount Vernon, the City of Anacortes, the City of Sedro-Woolley, and the Town of La Conner.

In addition, the proposal is inconsistent with the Skagit County's Comprehensive Plan, UGA designation policies and the Envision Skagit 2060 Citizen Committee Final Recommendations. Please vote no on docketing this proposal.

Please excuse any errors as this was sent from my iPhone

From: [Kathy](#)
To: [PDS comments](#)
Subject: Avalon Proposal
Date: Thursday, January 31, 2019 6:27:55 PM

To Whom It May Concern,

I am strongly against amending the Skagit County Comprehensive Plan to allow consideration of the Avalon Proposal. This would jeopardize the continuation of the Humane Society of Skagit Valley's Kelleher Road location on property leased from Skagit County. Please, the people who have and do care deeply for the animals in Skagit County have worked and volunteered countless hours to bring the shelter to the loving, high-functioning asset it is today. It would be backward and heartless to return to the struggling days of ten or twenty years ago when Skagit County treated its animals as a commodity. Please, don't let the dazzle of urban greed allow the creatures who give us so much joy to lose their haven and hope.

Sincerely,

Kathy Moore
19998 Butler Creek Lane
Sedro-Woolley, WA 98284

From: [john mott](#)
To: [PDS comments](#)
Subject: Skagit County's 2019 Docket
Date: Tuesday, February 19, 2019 3:24:26 PM

Dear Skagit County
Commissioners:

February 19, 2019

I am very concerned and quite upset about a proposed housing development I have heard about on over a 1000 acres between the F and S grade road, Old Highway [99 and Kellerer road](#) on the previous gravel pits and Avalon golf course, that could bring potentially up to 8500 people to move into that area.

This would be the *highest density development ever* in unincorporated Skagit County!

Please do not allow this so-called Fully Contained Communities into Skagit County.

John Mott
Hartry Ln
Sedro Woolley

[Sent from Yahoo Mail for iPhone](#)

From: [Dana Keefe](#)
To: [PDS comments](#)
Subject: Avalon Proposal
Date: Monday, February 4, 2019 11:06:30 PM

To whom it may concern,
I am strongly against amending the Skagit County Comprehensive Plan to allow consideration of the Avalon Proposal.

Thank you,
Dana Mueller Keefe
19552 Snowden Lane
Mount Vernon WA 98274
304-282-6605

From: website@co.skagit.wa.us
To: [Planning & Development Services](#)
Subject: PDS Comments
Date: Tuesday, February 19, 2019 11:55:01 PM

Name : Val and Kevin Mullen
Address : 31262 Prevedell Rd.
City : SEDRO WOOLLEY
State : WA
Zip : 98284
email : valblair.mullen@gmail.com
Phone : 3607086785
PermitProposal : Skagit County's 2019 Docket

Comments : Dear Commissioners,
The Avalon Fully Contained Community proposal is inconsistent and in conflict with the 2007 Skagit County Countywide Planning Policies which have been mutually agreed to by Skagit County and local municipalities to sustainably manage growth. Specifically, these policies direct all urban growth into existing urban growth areas.

Because there is no credible evidence that local municipalities do not have the capacity within existing urban growth areas to accommodate existing growth projections, moving forward with docketing this proposal will be in violation of the 2007 County Wide Planning Policies and the 2002 Framework Agreement between Skagit County, The City of Burlington, The City of Anacortes, The city of Mt. Vernon, The City of Sedro Woolley, and the Town of LaConner.

In addition, the proposal is inconsistent with the Skagit County's Comprehensive Plan, Urban Growth Areas designation policies and the Envision Skagit 2060 Citizen Committee Final Recommendations. Please vote no on docketing this proposal.

From Host Address: 104.235.185.192

Date and time received: 2/19/2019 11:52:45 PM

From: [Karin Mullins](#)
To: [PDS comments](#)
Subject: please vote no on allowing fully contained communities in Skagit County
Date: Friday, February 15, 2019 3:44:00 PM

Dear Commissioners:

The Avalon Fully Contained Community proposal is inconsistent and in conflict with the 2007 Skagit County Countywide Planning Policies (CPPs) which have been mutually agreed to by Skagit County and local municipalities to sustainably manage growth. Specifically, CPP 1.1 directs all urban growth into **EXISTING** Urban Growth Areas.

Because there is no credible evidence that local municipalities do not have the capacity within existing UGAs to accommodate existing growth projections, moving forward with docketing this proposal will be in violation of the 2007 County Wide Planning Policies and the 2002 Framework Agreement between Skagit County, The City of Burlington, The City of Mount Vernon, the City of Anacortes, the City of Sedro-Woolley, and the Town of La Conner.

In addition, the proposal is inconsistent with the Skagit County's Comprehensive Plan, UGA designation policies and the Envision Skagit 2060 Citizen Committee Final Recommendations. Please vote no on docketing this proposal.

Sincerely,
Karin Mullins
Skagit County Resident

From: [Mary Mureau](#)
To: [PDS comments](#)
Subject: think
Date: Tuesday, February 19, 2019 12:58:39 PM

Skagit County Commissioners:

February 19, 2019

I have been a long term resident and property owner of Skagit County who is temporarily living just over the line near Cain Lake. Living near Cain Lake I will be impacted by this project because of the proximity to the county line and the road systems in this very rural part of the county. I am very concerned about a proposed housing development I have heard about on over a 1000 acres between the F and S grade road, Old Highway 99 and Keller Road on the previous gravel pits and Avalon golf course, that could bring potentially up to 8500 people to move into that area. This proposed development is way out of character with living in Skagit County. Clearly this is a shortsighted proposal.

This would be the highest density development ever in unincorporated Skagit County!

Please do not allow this so-called Fully Contained Communities into Skagit County.

The proposal is ludicrous on many levels: It seems obviously inconsistent with the Skagit County's Comprehensive Plan, the 2007 Skagit County Countywide Planning Policies (CPPs), UGA designation policies with GMA and the Envision Skagit 2060 Citizen Committee Final Recommendations.

Skagit County's Growth Management Steering Committee, made up of the Mayors from our local towns and cities – and I thought all three County Commissioners- has said no to discarding 30 years of planning for one development such as this.

Urban growth needs to fit into existing urban growth areas. There is no credible evidence that local municipalities do not have the capacity within existing UGAs to accommodate existing growth projections. Common sense reasoning for these agreements/policies/planning is to concentrate sprawl and traffic to infill cities so we can concentrate services and solutions into smaller more manageable areas.

Especially here in Skagit Valley, our goals to protect and promote our agricultural economy, heritage, and way of life are well agreed upon. Reasons for concern about these large-scale developments are the impacts when they are next to farmland such as storm water runoff, drainage off the hillside, and noise, smell and dust complaints from residents, among other rural/urban divide issues.

This is by no means “self-contained”, as it does not include adequate commercial, retail, health services and other infrastructure to fully support the population density. This means 8,500 people will be leaving and entering this basically oversized subdivision multiple times a day. This kind of sprawl creates terrible traffic problems and negative impacts on adjacent farmland.

In the end, we get greater stresses on our rural roads and infrastructures, our rural character, and our agricultural economy. This all sounds negative for our area and community – what would we gain? We would have more traffic, higher taxes, higher housing costs, loss of our rural character and agricultural space.

There is no need for this kind of development. Keep largescale growth inside the Urban Growth Area. Not only should cities be 'infilling' first but there is still much room for 'infilling.'

I urge you to vote no to this proposal.

Thank you for considering my thoughts on this development,

Mary mureau
259 Thompson Road,
Sedro Woolley, WA. 98284

From: [Mary Mureau](#)
To: [PDS comments](#)
Subject: Skagit county 2019 docket pl18-0405
Date: Tuesday, February 19, 2019 1:19:36 PM

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From: Mary Mureau <marywon13@hotmail.com>
Sent: Tuesday, February 19, 2019 12:58 PM
Subject: think
To: <pdscomments@co.skagit.wa.us>

Skagit County Commissioners:

February 19, 2019

I have been a long term resident and property owner of Skagit County who is temporarily living just over the line near Cain Lake. Living near Cain Lake I will be impacted by this project because of the proximity to the county line and the road systems in this very rural part of the county. I am very concerned about a proposed housing development I have heard about on over a 1000 acres between the F and S grade road, Old Highway 99 and Keller Road on the previous gravel pits and Avalon golf course, that could bring potentially up to 8500 people to move into that area. This proposed development is way out of character with living in Skagit County. Clearly this is a shortsighted proposal.

This would be the highest density development ever in unincorporated Skagit County!

Please do not allow this so-called Fully Contained Communities into Skagit County.

The proposal is ludicrous on many levels: It seems obviously inconsistent with the Skagit County's Comprehensive Plan, the 2007 Skagit County Countywide Planning Policies (CPPs), UGA designation policies with GMA and the Envision Skagit 2060 Citizen Committee Final Recommendations.

Skagit County's Growth Management Steering Committee, made up of the Mayors from our local towns and cities – and I thought all three County Commissioners- has said no to discarding 30 years of planning for one development such as this.

Urban growth needs to fit into existing urban growth areas. There is no credible evidence that local municipalities do not have the capacity within existing UGAs to accommodate existing growth projections. Common sense reasoning for these agreements/policies/planning is to concentrate sprawl and traffic to infill cities so we can concentrate services and solutions into smaller more manageable areas.

Especially here in Skagit Valley, our goals to protect and promote our agricultural economy, heritage, and way of life are well agreed upon. Reasons for concern about these large-scale developments are the impacts when they are next to farmland such as storm water runoff, drainage off the hillside, and noise, smell and dust complaints from residents, among other rural/urban divide issues.

This is by no means “self-contained”, as it does not include adequate commercial, retail, health services and other infrastructure to fully support the population density. This means 8,500 people will be leaving and entering this basically oversized subdivision multiple times a day. This kind of sprawl creates terrible traffic problems and negative impacts on adjacent farmland. In the end, we get greater stresses on our rural roads and infrastructures, our rural character, and our agricultural economy. This all sounds negative for our area and community – what would we gain? We would have more traffic, higher taxes, higher housing costs, loss of our rural character and agricultural space.

There is no need for this kind of development. Keep largescale growth inside the Urban Growth Area. Not only should cities be 'infilling' first but there is still much room for 'infilling.'

I urge you to vote no to this proposal.

Thank you for considering my thoughts on this development,

Mary mureau
259 Thompson Road,
Sedro Woolley, WA. 98284

From: [Alice](#)
To: [PDS comments](#)
Subject: Skagit Countie's 2019 Docket
Date: Saturday, February 16, 2019 1:03:14 PM

Dear Commissioners:

The Avalon Fully Contained Community proposal is inconsistent and in conflict with the 2007 Skagit County Countywide Planning Policies (CPPs) which have been mutually agreed to by Skagit County and local municipalities to sustainably manage growth. Specifically, CPP 1.1 directs all urban growth into **EXISTING** Urban Growth Areas.

Because there is no credible evidence that local municipalities do not have the capacity within existing UGAs to accommodate existing growth projections, moving forward with docketing this proposal will be in violation of the 2007 County Wide Planning Policies and the 2002 Framework Agreement between Skagit County, The City of Burlington, The City of Mount Vernon, the City of Anacortes, the City of Sedro-Woolley, and the Town of La Conner.

In addition, the proposal is inconsistent with the Skagit County's Comprehensive Plan, UGA designation policies and the Envision Skagit 2060 Citizen Committee Final Recommendations.

Please vote no on docketing this proposal!!

I was born and raised in Sedro-Woolley and am a supporter of Skagitonians to Preserve Farmland. My husband was born and raised in Bellingham.

We now live in the San Juan Islands and drive through our beautiful Skagit Valley and up to Bellingham several times per month.

Sincerely,

Alice Nelsen and husband Pete Nelsen

Any spelling/grammar errors? Blame spellcheck! (-;

From: [Mary A Newman](#)
To: [PDS comments](#)
Subject: Skagit County's 2019 Docket
Date: Wednesday, January 30, 2019 6:09:34 PM

To: Skagit County's Board Of Commissioners

Re: 2019 Comprehensive Plan Amendments - Skagit County 2019 Docket

Skagit County does not need a Fully Contained Community. We have in our existing cities sufficient space to meet the potential increases in population. All of this is nonsense. Who are Skagit Partners? This is not intelligent planning as " rural sprawl" consistently has proven out over and over again in many areas throughout the US.

Respectively,
Mary A. Newman
113 North 7th Street
Mount Vernon, WA 98273

From: [Natalie Niblack](#)
To: [PDS comments](#)
Subject: Skagit County's 2019 Docket
Date: Monday, February 18, 2019 4:34:25 PM

Dear Commissioners:

The Avalon Fully Contained Community proposal is inconsistent and in conflict with the 2007 Skagit County Countywide Planning Policies (CPPs) which have been mutually agreed to by Skagit County and local municipalities to sustainably manage growth. Specifically, CPP 1.1 directs all urban growth into **EXISTING** Urban Growth Areas.

Because there is no credible evidence that local municipalities do not have the capacity within existing UGAs to accommodate existing growth projections, moving forward with docketing this proposal will be in violation of the 2007 County Wide Planning Policies and the 2002 Framework Agreement between Skagit County, The City of Burlington, The City of Mount Vernon, the City of Anacortes, the City of Sedro-Woolley, and the Town of La Conner.

In addition, the proposal is inconsistent with the Skagit County's Comprehensive Plan, UGA designation policies and the Envision Skagit 2060 Citizen Committee Final Recommendations. Please vote no on docketing this proposal.

Natalie Niblack
21357 Mann Rd
Mount Vernon WA 98273

From: [Ries Niemi](#)
To: [PDS comments](#)
Subject: Skagit County 2019 Docket
Date: Tuesday, February 19, 2019 6:23:54 AM

Dear Commissioners:

As a Skagit County resident for over 20 years, and a property owner, I feel that the Avalon Fully Contained Community proposal is a bad idea.

It is inconsistent and in conflict with the CPPs. There is zero evidence that existing communities cannot provide for growth.

There is inadequate provision for water, drainage, traffic, and negative effects of allowing population growth outside of UGA's like this.

Pleas vote no on docketing this proposal.

Its bad for the County.

Its bad for the Cities.

Its bad for the rural residents.

Ries Niemi
Industrial Artist
www.riesniemi.com

From: [Leslie Nordstrom](#)
To: [PDS comments](#)
Subject: Skagit County's 2019 Docket
Date: Sunday, February 17, 2019 12:55:00 AM

Dear Commissioners: The Avalon Fully Contained Community proposal is inconsistent and in conflict with the 2007 Skagit County Countywide Planning Policies (CPPs) which have been mutually agreed to by Skagit County and local municipalities to sustainably manage growth. Specifically, CPP 1.1 directs all urban growth into EXISTING Urban Growth Areas. Because there is no credible evidence that local municipalities do not have the capacity within existing UGAs to accommodate existing growth projections, moving forward with docketing this proposal will be in violation of the 2007 County Wide Planning Policies and the 2002 Framework Agreement between Skagit County, The City of Burlington, The City of Mount Vernon, the City of Anacortes, the City of Sedro-Woolley, and the Town of La Conner. In addition, the proposal is inconsistent with the Skagit County's Comprehensive Plan, UGA designation policies and the Envision Skagit 2060 Citizen Committee Final Recommendations. Please vote no on docketing this proposal.

Dear Commissioners: The Avalon Fully Contained Community proposal is inconsistent and in conflict with the 2007 Skagit County Countywide Planning Policies (CPPs) which have been mutually agreed to by Skagit County and local municipalities to sustainably manage growth. Specifically, CPP 1.1 directs all urban growth into EXISTING Urban Growth Areas. Because there is no credible evidence that local municipalities do not have the capacity within existing UGAs to accommodate existing growth projections, moving forward with docketing this proposal will be in violation of the 2007 County Wide Planning Policies and the 2002 Framework Agreement between Skagit County, The City of Burlington, The City of Mount Vernon, the City of Anacortes, the City of Sedro-Woolley, and the Town of La Conner. In addition, the proposal is inconsistent with the Skagit County's Comprehensive Plan, UGA designation policies and the Envision Skagit 2060 Citizen Committee Final Recommendations. Please vote no on docketing this proposal.

From: [Stephen Orsini](#)
To: [PDS comments](#)
Subject: Skagit County's 2019 Docket
Date: Wednesday, January 30, 2019 7:59:18 AM

I am writing to express my support for the two code amendments proposed by the Guemes Island Planning Advisory Committee (GIPAC), labeled by the County as P-1 and P-2.

We on Guemes Island are dependent on our aquifers for water supply. We must work together to preserve it.

Over 240 new wells have been drilled on Guemes in the past 20 years. During that time, many existing wells have either gone dry or failed due to seawater intrusion.

We need the proposed code amendments to:

1. Ensure that the hydrogeological impacts of new wells are assessed and mitigated prior to drilling, in order to protect existing wells and senior water rights.

2. Offer property owners an economical alternative to new wells, by adopting the simple set of guidelines for rainwater catchment developed for the County by Western Washington University.

The Guemes aquifers cannot sustain unlimited withdrawals. Rainwater catchment should be encouraged as a more sustainable alternative.

Please include the two code amendments proposed by GIPAC in the 2019 docket.

Stephen Orsini
4971 Guemes Island Rd
Anacortes, WA 98221

From: [Ken Pearce](#)
To: [PDS comments](#)
Subject: Skagit County's 2019 Docket
Date: Tuesday, February 19, 2019 1:18:16 PM

Regarding the "fully contained development" otherwise known as Avalon, please register my **NO VOTE** for this kind of "hedge fund" nonsense settlement anywhere in Skagit County. These are folks trying to build dense communities of retirees locked into excessive HOA dues for condos and then inflate the commercial real estate rents in the same community for future profits.

Let Skagit cities take the density, that's what CITIES are for!

NO ON AVALON!!!

PS, YES on Guemes catchment systems, Yes on Guemes well permit requirements.

Ken Pearce
9849 Samish Island Rd
Bow, WA 98232

From: Marnie Pennington <marniepennington@gmail.com>
Sent: Tuesday, February 19, 2019 8:14 AM
To: Commissioners <commissioners@co.skagit.wa.us>
Subject: Fully contained communities - vote NO on expansion

Dear commissioners Janaki, Wesen and Dahlstedt

I would like you all to vote NO on this proposal for large development (ie Avalon) as I want to maintain those characteristics that make our county so precious. This development opens a bad door for the future and is tooo large.

I will watch you vote and trust you do the right thing.

Thank you

Marnie Pennington
5072 Roney Rd
Samish Island, WA

From: [Sandra Perkins](#)
To: [PDS comments](#)
Subject: Skagit County's 2019 Docket
Date: Saturday, February 16, 2019 9:55:29 AM
Importance: High

Dear Commissioners:

Please vote NO on allowing Fully Contained Communities in Skagit County!

The Avalon Fully Contained Community proposal is inconsistent and in conflict with the 2007 Skagit County Countywide Planning Policies (CPPs) which have been mutually agreed to by Skagit County and local municipalities to sustainably manage growth. Specifically, CPP 1.1 directs all urban growth into **EXISTING** Urban Growth Areas.

Because there is no credible evidence that local municipalities do not have the capacity within existing UGAs to accommodate existing growth projections, moving forward with docketing this proposal will be in violation of the 2007 County Wide Planning Policies and the 2002 Framework Agreement between Skagit County, The City of Burlington, The City of Mount Vernon, the City of Anacortes, the City of Sedro-Woolley, and the Town of La Conner.

In addition, the proposal is inconsistent with the Skagit County's Comprehensive Plan, UGA designation policies and the Envision Skagit 2060 Citizen Committee Final Recommendations. Please vote no on docketing this proposal.

The project proponents would crowd 8,500 people onto approximately 585 acres of buildable land within 1,244 total acres of the project site. This would be the **highest density development ever** in unincorporated Skagit County. Although the proposed project is touted as a Fully Contained Community, it will not truly be fully contained because it does not include adequate commercial, retail, health services and other infrastructure to fully support the population density. This means 8,500 people will be leaving and entering this mega subdivision multiple times a day.

The [2008 North Sound Household Travel Survey](#) prepared for the Skagit and Whatcom Council of Governments found that the average person in Skagit and Whatcom Counties takes 3.7 car trips per day. This means the proposed development, when fully constructed, will be generating a staggering **31,450 additional car trips each day** onto our local roads and highways. Interstate 5 between Mount Vernon and Burlington currently has in excess of 78,000 cars a day travelling over it. Imagine the impact of another 31,450 cars on local roads and highways!

This project would disregard 30 years of community led and supported comprehensive planning. Please do NOT allow it to go forward!!

Please vote NO on allowing Fully Contained Communities in Skagit County!

Thank you for considering my comments.

Sandra Perkins
13226 42nd Ave NE
Seattle, WA 98125

From: [Elizabeth Pierce](#)
To: [PDS comments](#)
Subject: Amending the Skagit County Comprehensive Plan to allow consideration of the Avalon Proposal - AGAINST
Date: Friday, February 1, 2019 11:59:21 AM

I am strongly against amending the Skagit County Comprehensive Plan to allow consideration of the Avalon Proposal. This would jeopardize the continuation of the Humane Society of Skagit Valleys Kelleher Rd. location on property leased from Skagit County.

Sincerely,

Elizabeth Pierce

3125 Arbor St

Mt. Vernon, WA 98273

Regarding: Amending the Skagit County Comprehensive Plan to allow consideration of the Avalon Proposal

From: [website](#)
To: [Planning & Development Services](#)
Subject: PDS Comments
Date: Monday, February 18, 2019 9:00:01 PM

Name : David Pierson

Address : 18505 Cook Rd.

City : Burlington

State : WA

Zip : 98233

email : dpierson57@hotmail.com

Phone : 3606612352

PermitProposal : Skagit County's 2019 Docket

Comments : Skagit County Board of Commissioners,

Please do not make changes to our county's land use policies that would allow urban development in rural, unincorporated areas of Skagit County.

Avalon, which proponents tout as a "Fully Contained Community" would hardly be fully contained. Our current infrastructure is already pushed to the limits, and simply could not handle the increased load of people and traffic a project of this magnitude would bring. Also, the impact of increased water run-off. We already have existing Urban Growth Areas that are sufficient for future growth.

Our Commissioners, and members of the Growth Management Steering Committee have turned down this proposal in the past, and I would strongly urge our county leaders to continue to reject changes to our current land use policies. Please vote no on docketing this proposal.

Sincerely,

David Pierson

From Host Address: 75.105.61.131

Date and time received: 2/18/2019 8:59:00 PM

From: [Jim & Eileen Porch](#)
To: [PDS comments](#)
Subject: Skagit County's 2019 Docket
Date: Monday, February 18, 2019 7:25:02 AM

Please vote NO on the Avalon Fully Contained Community proposal.

Eileen Porch

Marblemount, Wa

Get [Outlook for iOS](#)

From: [mary.price](#)
To: [PDS comments](#)
Subject: Skagit County's 2019 Docket
Date: Saturday, February 16, 2019 5:55:09 AM

Dear Commissioners,

The Avalon Fully Contained Community proposal is inconsistent and in conflict with the 2007 Skagit County Countywide Planning Policies (CPPs) which have been mutually agreed to by Skagit County and local municipalities to sustainably manage growth. Specifically, CPP 1.1 directs all urban growth into EXISTING Urban Growth Areas.

Because there is no credible evidence that local municipalities do not have the capacity within existing UGAs to accommodate existing growth projections, moving forward with docketing this proposal will be in violation of the 2007 County Wide Planning Policies and the 2002 Framework Agreement between Skagit County, The City of Burlington, The City of Mount Vernon, the City of Anacortes, the City of Sedro-Woolley, and the Town of La Conner.

In addition, the proposal is inconsistent with the Skagit County's Comprehensive Plan, UGA designation policies and the Envision Skagit 2060 Citizen Committee Final Recommendations. Please vote no on docketing this proposal.

Mary Price,
41 year Skagit County resident, landowner, taxpayer, voter

From: [Trisha Radich](#)
To: [PDS comments](#)
Subject: Skagit County's 2019 Docket
Date: Tuesday, February 19, 2019 3:56:26 PM

Skagit County's 2019 Docket

Please vote NO on allowing Fully Contained Communities in Skagit County. It would go against what has been agreed to by the County, Cities and Towns and would disregard 30 years of community led and supported comprehensive planning.

The size of the proposed fully contained community, Avalon, is way too big for Skagit County. We choose to live here because of the rural community. We have grown a lot over the years but we still have a lot of farmland and that small town feel. This would change the feel of our community entirely. Please continue saying no to ignoring county wide planning policies.

Thank you,
Trisha Radich
14119 MacTaggart Ave
Bow, WA

From: [Bob's Wave Account](#)
To: [PDS comments](#)
Subject: Skagit County's 2019 Docket
Date: Friday, February 15, 2019 4:42:59 PM

I am writing to express my deep concern regarding the proposal to revise the County growth targets...targets that were settled in a County-wide process guided in large part by the principal that in meeting our GMA responsibilities, we will seek to accept "natural growth" that is consistent with the broadly shared value of maintaining a county of several small cities interspersed within broad areas of farmland and of large areas of rural character.

The County's GMA target was the best approximation of the growth that would meet the target while maintaining our vision for the county.

Avalon is now challenging both the process and its conclusion.

The Avalon projects turns GMA planning on its head by seeking a County-wide growth target based on what is necessary to its creation of a single—but massive—development in a small rural area, development that will destroy its current and planned rural residential character.

We should be protecting that character as long as we can do so while meeting the GMA requirements. It is obvious that we can do that. And we should.

Thanks

Bob Raymond
608 S 2nd Street
PO Box 306
La Conner. 98257
bedrock@wavecable.com

Sent from my iPhone

From: [Bob Raymond](#)
To: [Commissioners](#); [PDS comments](#)
Subject: Avalon Project.Skagit County 2019 Docket
Date: Tuesday, February 19, 2019 12:14:48 PM

I am writing because of concerns with the negative impacts of the Avalon project on the future of our unique community, our precious county.

My reasoning is simple: I believe that the addition of 8,500 people in a concentrated area... a new community... is neither necessary nor beneficial.

Necessity: We can meet, and are meeting, our responsibilities under the WA GMA, without resorting to massive, concentrated residential development in rural areas, such as is proposed by the Avalon partners. The County's planning process has yielded a plan that provides for accommodating the required population growth in appropriate, and already designated, areas.

Benefit: The development of a sound economic base that yields adequate...21st century...employment opportunity, the protection of our agricultural lands, and the maintenance of broad areas of rural character---these three---are virtually universal values held by county residents. And these three values are adequately, and I believe creatively, provided for without the introduction of a new, large, stand apart, residential community. While one community, Burlington, may have a limited benefit from the Avalon development...through additional sales tax receipts and an expanded utility service area, the county as a whole will not. And we will lose much of what we hold dear.

Thank you

Bob Raymond
608 S. 2nd Street
PO Box 306
La Conner WA 98257
360-466-4152

From: [annreid](#)
To: [PDS comments](#)
Subject: Avalon Fully Contained Community Proposal
Date: Saturday, February 16, 2019 5:28:53 PM

Dear Commissioners:

In regards to the proposed change in land use for the development of The Avalon Fully Contained Community.

While there is a crisis of housing in our county that crisis is in affordable housing and not housing aimed at affluent retirees or those from outside the area with a golf course, lake and high end housing.

Further this proposal is inconsistent Skagit County's Comprehensive Plan and the Envision Skagit 2006 Citizen Committee final Recommendations.

Please vote no on docketing this proposal.

Thank you,
Ann Reid

From: [Cynthia Richardson](#)
To: [PDS comments](#)
Cc: ["Gere, Laurie"](#)
Subject: Skagit County's 2019 Docket
Date: Saturday, February 16, 2019 12:21:42 PM

Commissioners:

Please DO NOT move forward with any further consideration of the "Fully Contained Community" (referred to as Avalon) being proposed between Burlington and Bow Hill Road.

This proposal would

- violate the Growth Management Act principles of focusing growth within established urban growth boundaries
- destroy valuable agricultural and resource land
- suck both residents and businesses away from the cities of Burlington, Mt. Vernon, and Sedro-Woolley, thus contributing to the decline of their established downtowns and neighborhoods
- add to commuter traffic and pollution because there will not be enough jobs in the proposed community to support its residents
- not have sufficient jobs, infrastructure and services to be self-sustaining, which is the basic idea of a Fully Contained Community
- effectively be an extension of the city limits of Burlington without annexation or urban growth boundary procedures, as it is only 3 miles away (and the area between would likely be filled in over time)

Please follow the [Skagit County Countywide Planning Policies](#) already adopted through a rigorous citizen-based process, which state:

1. Urban Growth

Encourage urban development in urban areas where adequate public facilities and services exist or can be provided in an efficient manner

Urban growth shall be allowed only within cities and towns, their designated UGAs and within any non-municipal urban growth areas already characterized by urban growth, identified in the County Comprehensive Plan with a Capital Facilities Plan meeting urban standards.

Unlike the Kent Valley, where agriculture has been totally wiped out over the past 50 years, Skagit Valley still retains a significant amount of rural and agricultural land. ***Do not compromise this legacy for future generations by allowing rural land to be converted to urban land under the guise of a new town.***

Sincerely,
Cynthia Richardson
(past Anacortes City Councilmember, 12 years)

315 V Avenue
Anacortes, WA 98221

From: [Ruth Richmond](#)
To: [PDS comments](#)
Subject: skagit county"s 2019 docket: fully contained communityhttp://go.microsoft.com/fwlink/?LinkId=121315
Date: Tuesday, February 19, 2019 4:34:56 PM

Dear Skagit County Commissioners:

Please vote NO on allowing Fully Contained Communities in Skagit County.

I am concerned about the proposed fully contained community (Avalon) that is North of Burlington near the Kelleher Road.

My reasons concerning this development are some of the same responses to any development impacts when they are next to farmland such as stormwater runoff, drainage off the hillside, and noise and dust complaints from residents.

I5 gets bogged down between Anderson road and cook rd exits already. It would be much more grid lock, slow traffic etc if this development went in.

I am also concerned about the impact on our already overcrowded schools, where the Bond for a new Middle School failed. We cannot support more students in the Burlington Edison School district at this time.

This kind of community creates sprawl, traffic problems, and negative impacts on adjacent farmland-just to name a few. Haven't we been trying to keep growth inside the Urban Growth Area. Not only should cities be 'infilling' first but there is still much room for 'infilling.'

The Avalon Fully Contained Community proposal is inconsistent and in conflict with the 2007 Skagit County Countywide Planning Policies (CPPs) which have been mutually agreed to by Skagit County and local municipalities to sustainably manage growth. Specifically, CPP 1.1 directs all urban growth into EXISTING Urban Growth Areas.

Because there is no credible evidence that local municipalities do not have the capacity within existing UGAs to accommodate existing growth projections, moving forward with docketing this proposal will be in violation of the 2007 County Wide Planning Policies and the 2002 Framework Agreement between Skagit County, The City of Burlington, The City of Mount Vernon, the City of Anacortes, the City of Sedro-Woolley, and the Town of La Conner.

In addition, the proposal is inconsistent with the Skagit County's Comprehensive Plan, UGA designation policies and the Envision Skagit 2060 Citizen Committee Final Recommendations. Please vote no on docketing this proposal.

There is no need for this kind of development in our rural county. Please vote n to this

proposal

Thank you for considering my thoughts on this development.

--

Ruth Richmond
Colony Rd, Bow WA

From: [website](#)
To: [Planning & Development Services](#)
Subject: PDS Comments
Date: Saturday, February 16, 2019 11:35:01 AM

Name : Doris Robbins
Address : 5841 Ewing's Court
City : Edison
State : WA
Zip : 98232

email : doristr305@gmail.com

Phone : 360-766-6382

PermitProposal : 2019 Docket - PL18-0405 Avalon "Fully Contained Community"

Comments : Dear Skagit County Commissioners,

I support refusing the Avalon proposal PL18-0405. It's single attractiveness is that it is not developing on agricultural land but nothing else recommends it.

Briefly, I oppose the project for the following reasons:

1. It's not a Fully Contained Community. It is a suburban development. A FCC must fit the required parameters given by Washington State RCW 36.70A.345.
2. FCCs are not recommended by Envision Skagit 2060 (page 34).
3. Important information is lacking how the density of this suburban development affects local roads, drainage and surrounding environment.
4. A true FCC would have its own infrastructure; water, wastewater, fire protection, commercial district, affordable housing. Avalon appears to have none of these.

Respectfully submitted,

Doris Robbins

From Host Address: 172.92.230.81

Date and time received: 2/16/2019 11:32:20 AM

From: [Leni Roberts](#)
To: [PDS comments](#)
Subject: Fully contained communities
Date: Saturday, February 16, 2019 7:34:49 AM

We have owned farm land in Skagit County for over 100 years and never considered selling to developers! Please conserve this land for the people who provide food and sustain life. Don't give into greedy developers. Vote no on Skagit County's 2019 docket. Vote no on fully contained communities in Skagit County.

Lenore Roberts
1919 Creekside Place
Anacortes WA
Sent from my iPad

RECEIVED

JAN 29 2019

SKAGIT COUNTY
PDS

Rec'd 1.29.19

January 29, 2019

GIPAC Code Proposal for 2019: Rainwater Catchment

I'm Hal Rooks and I am a member of the Guemes Island Planning Advisory Committee (GIPAC). My Guemes address is: 5971 Upper Hollow Rd.

Our goal in proposing the code amendment labelled P-1 is encourage rainwater catchment as an economical source of potable water for Guemes Island. To do this, we want to see catchment on Guemes as easily permitted by the County as drilled wells and as inexpensive as possible. This is currently not the case.

To address a concern this Board raised previously, we spoke with the responsible officials in the Department of Ecology and the Swinomish Tribal Community and both said they had no objection or concern about catchment on Guemes. Per DOE, "The Skagit Instream Flow Rule" (WAC 173-503) specifically exempts all Islands within Water Resources Inventory Area 3 (Lower Skagit) and specifies Guemes by name in this exemption.

Neighboring San Juan County has allowed rainwater catchment for potable use for two decades. Members of GIPAC traveled to Friday Harbor in mid-2016 to talk with San Juan County officials in charge of their Drinking Water program about their experience with catchment. They reported then, and reiterated in August 2018, that they were happy with the program, and were very willing to share results of their experience with Skagit County. Skagit County does not need to "reinvent the wheel" to come up with a simple template for residential use of catchment. We were repeatedly told during our research: "This is basic plumbing, not rocket science."

The problem with current Skagit practice is that rainwater catchment is still treated by staff as a "suspect" option for potable water. Our key concerns:

- Each catchment system is treated as unique and requires a separate engineer's approval. This additional—and in our view unnecessary—permitting burden adds \$5,000 to the property owner's bill for a catchment permit. In contrast, San Juan County gives homeowners the choice of who can design their system; a property covenant relieves the County of liability.
- The staff's requirements for the "adequate water supply" for a catchment system is enormous, far exceeding the amount of water Guemes Islanders typically use. This requirement makes catchment systems too expensive and too large to be practical on small Guemes property lots.
- Although one section of the code encourages rainwater catchment on Guemes, County staff still require property owners to drill a test well to first prove that well water is not feasible.

We are asking for a simple set of standards for a rainwater catchment system on Guemes Island. Eighteen months ago the Planning Department contracted with Western Washington University to prepare a draft of these standards, planning to implement the standards administratively. Although the study was completed, no administrative action was taken. This continues to create uncertainty for homeowners and discourage rainwater catchment. The arbitrary requirements imposed by County staff have no basis in code and create unnecessary obstacles.

Because of the lack of progress on this issue, we feel compelled to again submit a code amendment. However, instead of going the code amendment route, our preference would be for the Board of Commissioners to give clear direction to the Planning Department to address this issue administratively, immediately.

Thank you.

From: [Brandon Roozen](#)
To: [PDS comments](#)
Subject: Skagit County's 2019 Docket
Date: Wednesday, February 20, 2019 4:24:50 PM

Greetings,

I apologize for not providing a formal letter on the matter. On behalf of Western Washington Agricultural Association, please do not allow “fully contained communities” in Skagit County. WWAA agrees with the Skagit County Agricultural Advisory Committee’s position on this issue, a has apposed this type of development in the past.

WWAA will coordinate with our local partners, the Skagit County Drainage and Irrigation District Consortium and Skagitonians to Preserve Farmland, and provide additional support to the Skagit Ag Advisory Board’s position, to ensure County staff and leadership gain perspective from those who stand to be negatively impacted by a fully contained community, which are proposed outside the existing Urban Growth Area.

Thank you for considering WWAA’ brief comment on this topic. Please contact me anytime for expanded discussion on this and other proposed developments.

Respectfully,

Brandon Roozen

From: [Patty Rose](#)
To: [PDS comments](#)
Subject: Skagit County's 2019 Docket
Date: Saturday, February 2, 2019 11:21:54 AM

I am writing to support the two Skagit County code amendments proposed by the Guemes Island Planning Advisory Committee (GIPAC) labeled P-1 and P-2.

My husband and I own a home on North Beach, Guemes Island, and I am a GIPAC member.

We are impacted by salt water intrusion in our well water. While we were not in the position of drilling a well ourselves, we have become very much aware of the problem of salt water intrusion and have now installed rain water catchment for watering our garden. We also work hard to limit our water use.

I am concerned about the impact that new wells might have on the quality of our water and that of our neighbors. For that reason, I hope that the county will require permits for new wells and at the same time make it easier for land owners to collect rainwater as an alternative in the cases where that is most appropriate..

These docket proposals are not for the purpose of limiting growth, but rather for the purpose of insuring that property development proceeds in a way that does not threaten our sole source aquifer. I urge you to include both proposals in the 2019 docket.

Sincerely,

Patty Rose
4829 Guemes Island Road
Anacortes WA 98221

--

Patty Rose
709 West Blaine
Seattle, WA 98119
206 660 7697

From: [VJ Rose](#)
To: [PDS comments](#)
Subject: Skagit County's 2019 Docket
Date: Monday, February 18, 2019 10:17:36 PM

To the Board of County Commissioners: I am a Skagit County resident, urging you to vote NO on allowing Fully Contained Communities in Skagit County. Such developments are never truly contained. Any community requires schools, stores, etc. - or the residents will drive to find those services. Already crowded schools would be overflowing, emergency services would be stretched beyond capacity. And the proposed development would add thousands of additional car trips to Skagit County roads.

Skagit County's Growth Management Steering Committee has said no to this proposed mega subdivision. It is time to say no again, to prevent sprawl, and develop new housing within established Urban Growth Areas.

Sincerely, Valerie Rose

1434 S. 12th St.

Mt. Vernon, WA 98274

“The most precious gift we can offer others is our presence. When mindfulness embraces those we love, they will bloom like flowers.” Thich Nhat Hanh

From: [Shelley Ross](#)
To: [PDS comments](#)
Subject: Skagit County's 2019 Docket
Date: Tuesday, February 19, 2019 9:45:02 AM



Dear Skagit County Commissioners:

Please vote NO on allowing Fully Contained Communities in Skagit County.

I am concerned about the proposed fully contained community (Avalon) that is North of Burlington near the Kelleher Road.

My reasons concerning this development are some of the same responses to any development impacts when they are next to farmland such as stormwater runoff, drainage off the hillside, and noise and dust complaints from residents.

But some of my responses are not the same 'old.'

What really alarms me is why are you considering adding a more densely development than some of our cities out in the rural area as well as providing a location for more expensive houses. Don't we want our rural to stay "Rural" and provide housing for low to middle incomes since there is a housing crisis going on?

And if I am correct, there is no current process for approving these sorts of developments, so we are now opening the door for all. Shouldn't we first develop a procedure?

This kind of community creates sprawl, traffic problems, and negative impacts on adjacent farmland - just to name a few. Haven't we been trying to keep growth inside the Urban Growth Area. Not only should cities be 'infilling' first but there is still much room for 'infilling.'

The Avalon Fully Contained Community proposal is inconsistent and in conflict with the 2007 Skagit County Countywide Planning Policies (CPPs) which have been mutually agreed to by Skagit County and local municipalities to sustainably manage growth. Specifically, CPP 1.1 directs all urban growth into EXISTING Urban Growth Areas.

Because there is no credible evidence that local municipalities do not have the capacity within existing UGAs to accommodate existing growth projections, moving forward with docketing this proposal will be in violation of the 2007 County Wide Planning Policies and the 2002 Framework Agreement between Skagit County, The City of Burlington, The City of Mount Vernon, the City of Anacortes, the City of Sedro-Woolley, and the Town of La Conner.

In addition, the proposal is inconsistent with the Skagit County's Comprehensive Plan, UGA designation policies and the Envision Skagit 2060 Citizen Committee Final Recommendations. Please vote no on docketing this proposal.

There is no need for this kind of development.

Thank you for considering my thoughts on this development.

Shelley Ross
17071 Wood Rd.
Bow WA 98232

From: drostykus@juno.com
To: [PDS comments](#)
Subject: Proposed 2019 Docket-PL18-0405 - Avalon Fully Contained Community
Date: Tuesday, February 19, 2019 1:03:57 PM

Skagit County Commissioners:

February 19, 2019

I have been a long term resident and property owner of Skagit County who is temporarily living just over the line near Cain Lake. Living near Cain Lake I will be impacted by this project because of the proximity to the county line and the road systems in this very rural part of the county. I am very concerned about a proposed housing development I have heard about on over a 1000 acres between the F and S grade road, Old Highway 99 and Keller Road on the previous gravel pits and Avalon golf course, that could bring potentially up to 8500 people to move into that area. This proposed development is way out of character with living in Skagit County. Clearly this is a shortsighted proposal.

This would be the highest density development ever in unincorporated Skagit County!

Please do not allow this so-called Fully Contained Communities into Skagit County.

The proposal is ludicrous on many levels: It seems obviously inconsistent with the Skagit County's Comprehensive Plan, the 2007 Skagit County Countywide Planning Policies (CPPs), UGA designation policies with GMA and the Envision Skagit 2060 Citizen Committee Final Recommendations.

Skagit County's Growth Management Steering Committee, made up of the Mayors from our local towns and cities – and I thought all three County Commissioners- has said no to discarding 30 years of planning for one development such as this.

Urban growth needs to fit into existing urban growth areas. There is no credible evidence that local municipalities do not have the capacity within existing UGAs to accommodate existing growth projections. Common sense reasoning for these agreements/policies/planning is to concentrate sprawl and traffic to infill cities so we can concentrate services and solutions into smaller more manageable areas.

Especially here in Skagit Valley, our goals to protect and promote our agricultural economy, heritage, and way of life are well agreed upon. Reasons for concern about these large-scale developments are the impacts when they are next to farmland such as storm water runoff, drainage off the hillside, and noise, smell and dust complaints from residents, among other rural/urban divide issues.

This is by no means "self-contained", as it does not include adequate commercial, retail, health services and other infrastructure to fully support the population density. This means 8,500 people will be leaving and entering this basically oversized subdivision multiple times a day. This kind of sprawl creates terrible traffic problems and negative impacts on adjacent farmland.

In the end, we get greater stresses on our rural roads and infrastructures, our rural character, and our agricultural economy. This all sounds negative for our area and community – what would we gain? We would have more traffic, higher taxes, higher housing costs, loss of our rural character and agricultural space.

There is no need for this kind of development. Keep largescale growth inside the Urban Growth Area. Not only should cities be 'infilling' first but there is still much room for 'infilling.'

I urge you to vote no to this proposal.

Thank you for considering my thoughts on this development,

David Rostykus
259 Thompson Road,
Sedro Woolley, WA. 98284

Kaley Cuoco Confirms Why She Ended "The Big Bang Theory"
[glance-hality.com](http://thirdpartyoffers.juno.com/TGL3131/5c6c6f166b0946f1646b9st01vuc)
<http://thirdpartyoffers.juno.com/TGL3131/5c6c6f166b0946f1646b9st01vuc>



RECEIVED

FEB 15 2019

SKAGIT COUNTY
PDS

Friday, February 15, 2019

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

RE: Skagit County's 2019 Docket – PL18-0405: Avalon Fully Contained Community

BOARD OF DIRECTORS

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Dear Board of County Commissioners:

Thank you for the opportunity to comment on the 2019 Docket of proposed comprehensive plan and development code changes. Our comments are narrowly focused on docket item **PL18-0405** to amend sections of the Countywide Planning Policies (CPPs), the Comprehensive Plan, and the development regulations to establish a process for consideration and approval of a new Fully Contained Community.

The Board of Skagitonians to Preserve Farmland (SPF) believes this docket item is, on its face, invalid as there is not a legal code path provided for Skagit County to accept the application without first amending the 2007 CPPs per the processes outlined in the 2002 Framework Agreement signed by Skagit County.

We urge the Board of County Commissioners to not only exclude this proposal from the 2019 Docket, but to also reject any future applications for a Fully Contained Community until such time that the 2007 CPPs are amended per the 2002 Framework Agreement to allow a new unincorporated Urban Growth Area (UGA) to be created in Skagit County.

The SPF Board of Directors is concerned on behalf of our membership that if the Board of County Commissioners unilaterally moves forward with docketing the proposal in violation of the 2007 CPPs and 2002 Framework Agreement, it will expose Skagit County and its tax payers to avoidable and costly litigation with one or more of the signatories to the 2002 Framework Agreement.

STAFF

Allen Rozema
Executive Director

Elisa Minerich
Development Administrator

Barbara Martin
Bookkeeper

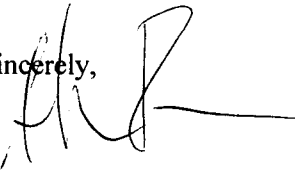
It is also not lost on the SPF Board of Directors that neither Skagit County government nor the developers will bear the brunt of the incredible long term costs this project will have. It will be the tax and rate payers across Skagit County who, in the long run, will pay over and over again for the long term impacts of this project. Skagit County will not have to pay for the water and sewer infrastructure. Skagit County will not have to pay for a new fire station, equipment and trained personnel. Skagit County will not have to pay for the impacts to drainage and irrigation districts. And Skagit County will not have to pay for improvements to Interstate 5. It will be the individual tax payers of Skagit County and Washington State who will pay.

Contrary to statements made by the project proponents that this proposal will be a tax positive to Skagit County, study after study shows tax revenue generated on residential properties do not cover the government's costs to provide services to those properties. In 1999, SPF partnered with the American Farmland Trust to conduct a Cost of Community Services Survey of Skagit County.

In 1997 it cost Skagit County tax payers \$1.25 in government services for every dollar of revenue collected on residential properties. In 2019 dollars this works out to \$1.96 in government services per \$1.57 revenue collected. Conversely, it only cost \$0.51 in 1997 to provide government services to open space, farm and forest lands for every dollar of revenue those lands generated. This works out to \$0.77 of government services for every \$1.57 generated in revenue on those lands today.

If the Board of County Commissioners feel there is a housing crisis in Skagit County that this proposal will alleviate, we urge you to bring forward evidence to the Growth Management Steering Committee that there are too few building lots left inside our existing municipalities, UGAs and in unincorporated Skagit County to address our current population projections.

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

Sincerely,


Allen Rozema
Executive Director

From: [Susan Russell](#)
To: [PDS comments](#)
Subject: Feedback on land use initiatives
Date: Tuesday, February 5, 2019 7:12:32 AM

Hello

I am a resident of unincorporated Skagit County and so appreciate the landscape of agricultural fields in this fertile valley. I am opposed to housing developments like Avalon that would encroach on agricultural land. Once this land is developed it is gone forever. I was born and raised in Santa Clara County, Calif. The valley was once full of fruit trees and the agricultural industry flourished. No longer. It is all paved over and built upon. We have a special gift here in the valley and it should not be used for urban sprawl. Build high density housing in the foothills away from our agricultural lands and estuaries.

Also, I am for giving Guemes Island residents the right to catch rain water and avoiding the need to dig more wells. More wells may endanger the overall water quality on the island due to salt water encroachment.

Thank you for providing this opportunity for input.

Sue Russell
12343 Bay View Cemetery Rd.
Mt. Vernon WA 98273

Sent from [Outlook](#)

From: [Susan Russell](#)
To: [PDS comments](#)
Subject: Avalon Development & Guemes Rainwater Catchment
Date: Tuesday, February 5, 2019 7:14:34 AM

Hello

I am a resident of unincorporated Skagit County and so appreciate the landscape of agricultural fields in this fertile valley. I am opposed to housing developments like Avalon that would encroach on agricultural land. Once this land is developed it is gone forever. I was born and raised in Santa Clara County, Calif. The valley was once full of fruit trees and the agricultural industry flourished. No longer. It is all paved over and built upon. We have a special gift here in the valley and it should not be used for urban sprawl. Build high density housing in the foothills away from our agricultural lands and estuaries.

Also, I am for giving Guemes Island residents the right to catch rain water and avoiding the need to dig more wells. More wells may endanger the overall water quality on the island due to salt water encroachment.

Thank you for providing this opportunity for input.

Sue Russell
12343 Bay View Cemetery Rd.
Mt. Vernon WA 98273

Sent from [Outlook](#)

From: [r2ryan46](#)
To: [PDS comments](#)
Subject: Re: Skagit County's 2019 Docket
Date: Tuesday, February 19, 2019 10:52:04 AM

I am adding my pleas to those of my neighbors that you deny the proposed Avalon mega-development. Our community does not have the resources to absorb the enormous surge in population, traffic, school-age children, and patients this development would bring. It would essentially nullify all the planning efforts that have gone into managing growth in our area.

Respectfully,
Rosemary Ryan
1768 Azure Way
Bellingham, Wa 98229

Sent from my Verizon, Samsung Galaxy smartphone

From: [Carole Scanes](#)
To: [PDS comments](#)
Subject: Skagit County's 2019 Docket
Date: Monday, February 18, 2019 5:17:44 PM

Dear Commissioners:

The Avalon Fully Contained Community proposal is inconsistent and in conflict with the 2007 Skagit County Countywide Planning Policies (CPPs) which have been mutually agreed to by Skagit County and local municipalities to sustainably manage growth. Specifically, CPP 1.1 directs all urban growth into **EXISTING** Urban Growth Areas.

Because there is no credible evidence that local municipalities do not have the capacity within existing UGAs to accommodate existing growth projections, moving forward with docketing this proposal will be in violation of the 2007 County Wide Planning Policies and the 2002 Framework Agreement between Skagit County, The City of Burlington, The City of Mount Vernon, the City of Anacortes, the City of Sedro-Woolley, and the Town of La Conner.

In addition, the proposal is inconsistent with the Skagit County's Comprehensive Plan, UGA designation policies and the Envision Skagit 2060 Citizen Committee Final Recommendations. Please vote no on docketing this proposal.

Please do not destroy and take away our farmlands and the beauty of Skagit County!!

Sincerely,

Carole R. Scanes

From: [Donna Schoonover](#)
To: [PDS comments](#)
Subject: Regasrding amending the Skagit County Comprehensive Plan to allow consideration of the Avalon Proposal
Date: Thursday, January 31, 2019 8:44:59 PM

I am strongly against amending the Skagit County Comprehensive Plan to allow consideration of the Avalon Proposal. This would jeopardize the continuation of the Humane Society of Skagit Valley's Kelleher Road location on property leased from Skagit County.

Sincerely,

Donna Schoonover MD
19849 Prairie Road
Sedro Woolley, WA 98284

From: [Luther and Maryam Schutz](#)
To: [PDS comments](#)
Subject: FCC
Date: Tuesday, February 19, 2019 6:40:23 AM

Please vote NO on allowing Fully Contained Communities in Skagit County. I feel it goes against Skagit County's Countywide Planning Policies and violates the 2002 Framework Agreement.

Sincerely
Eric Schutz MD

Sent from my iPhone

From: [diane.sherman](#)
To: [PDS comments](#)
Subject: Skagit County's 2019 Docket
Date: Tuesday, February 19, 2019 2:27:50 PM

We spent a lot of time and money writing good policy to manage population in Skagit County. Urban growth needs to go in the specified, existing Urban Growth Areas.

The proposal is inconsistent with the Skagit County's Comprehensive Plan, UGA designation policies and the Envision Skagit 2060 Citizen Committee Final Recommendations.

Please vote no on docketing this proposal.

Elizabeth Sherman
1110 S. 10th St.
Mount Vernon, WA 98274

From: [ED Shop](#)
To: [PDS comments](#)
Subject: Fully Contained Communities
Date: Friday, February 15, 2019 3:26:03 PM

This will add further stress to the ecology of Western Skagit.

Sent from AOL Mobile Mail
Get the new AOL app: mail.mobile.aol.com

From: [Eden Shore](#)
To: [PDS comments](#)
Subject: Skagit County's 2019 Docket
Date: Friday, February 15, 2019 10:29:35 PM

Dear Commissioners:

The Avalon Fully Contained Community proposal is inconsistent and in conflict with the 2007 Skagit County Countywide Planning Policies (CPPs) which have been mutually agreed to by Skagit County and local municipalities to sustainably manage growth. Specifically, CPP 1.1 directs all urban growth into **EXISTING** Urban Growth Areas.

Because there is no credible evidence that local municipalities do not have the capacity within existing UGAs to accommodate existing growth projections, moving forward with docketing this proposal will be in violation of the 2007 County Wide Planning Policies and the 2002 Framework Agreement between Skagit County, The City of Burlington, The City of Mount Vernon, the City of Anacortes, the City of Sedro-Woolley, and the Town of La Conner.

In addition, the proposal is inconsistent with the Skagit County's Comprehensive Plan, UGA designation policies and the Envision Skagit 2060 Citizen Committee Final Recommendations. Please vote no on docketing this proposal.

Sincerely,

Eden Shore

10764 Halloran Road Bow, Wa 98232

From: [Timothy Smith](#)
To: [PDS comments](#)
Subject: Skagit County's 2019 Docket
Date: Tuesday, February 19, 2019 2:19:23 PM

To whom it may concern:

There is an email circulating around the schools districts regarding the potential development surrounding Avalon golf course and it's negative effects. As a realtor here in Skagit Valley for the last 2 and a half years and 17 and a half years previously in King County I would like to respond with the comments below:

It is my understanding from my discussions with the owner of Avalon that the school board has been involved and are encouraged by the prospect of planning for educational needs in concert with acceptable growth. While in the early stages of delineation, there is space provided for the MUCH needed expansion of our school district. In other words, from the perspective of needs of our school district, this idea is helpful as schools are built to meet demand as it occurs as opposed to constantly playing catch up. Anyway, the school board and the superintendent have been involved in the process throughout and to suggest it represents a liability to the wishes of our school district is just inaccurate.

Second, why support this concept. As we are all aware, Skagit County is well short in providing 'affordable housing for working class families' which is negatively impacting all efforts to grow the economy locally. While Pierce, King, Snohomish and Whatcom Counties have participated in our nations recent economic growth over the past decade, Skagit has sat this one out. Any comparison of economic statistics bears this out. While that has had a negative impact on virtually every business trying to operate within the county, what's worse is they have no plans to prepare the county to participate in growth going forward. Without something in the works to address the future needs, Skagit will be the one county to not benefit from what is expected to be strong growth from the 'Cascade Tech Corridor' which is defined as the region between Seattle and Vancouver.

The jobs we hope to be there to meet the needs of our children just won't exist locally. Today, manufacturing employers are struggling to attract the needed skilled workforce simply because there are lacking acceptable housing options needed to attract that type of workforce. The effects of this dilemma affect every business in the county as all growth in business is directly linked to survival.

The purpose of allowing Planned Development is that allows for comprehensive consideration of impacts on schools, transportation, fire and law enforcement, etc. We are currently watching our farm land diminish as 5 acre lots are parsed out for a home. This results in more wells, septic systems and ultimately greater impact on the issues affecting our shellfish and farming communities. A planned community would integrate today's technology to deal with water, sewer, power, education, transportation, parks, etc, which more adequately addresses community concerns.

To conclude, essentially all the affordable building land has already been developed. What remains are sloped property, wetland areas and essentially land that is not compatible to the needs of 'affordable' housing. They currently have no means to meet the current or future demand, unless you start building high rise units throughout our cities and hope the future workforce is attracted to those options. If your position is simply NO GROWTH, I would imagine your children have already been raised and you are willing to accept that our future generations will be required to look elsewhere for employment and family life.

But if you recognize that growth is required if a community is to be sustainable, you need to consider options that will allow such growth. Currently, Skagit County is VERY poorly positioned to accommodate any growth at all.

Timothy Smith
Nexthome Preview Properties
Realtor
206-459-4200

From: [Chris Soler](#)
To: [PDS comments](#)
Subject: Avalon housing development comment
Date: Monday, February 18, 2019 8:39:08 PM

As a Alger resident for 34 years I was surprised to find out tonite that there is a proposal to completely change the character of my neighborhood. It is completely against the public input about zoning rules in the Alger area in the last round of comprehensive planning. It is against the state growth plan to concentrate development adjacent to existing towns. This development proposal would only benefit the pocketbooks of the developer at the expense of existing taxpayers. The fire district, school district, hospitals, etc would be,overwhelmed by such growth in this location. Traffic would overwhelm the present road network.

Please uphold the policy of keeping the rural character of skagit county and vote against this huge development.

Chris Soler

18067 Colony Rd.

Bow, WA

Sent from my iPad

From: [Chris Soler](#)
To: [PDS comments](#)
Subject: Skagit 2019 docket
Date: Monday, February 18, 2019 9:34:23 PM

I am completely opposed to allowing self contained housing development like the proposed Avalon housing development. It would destroy the reason we live in a rural area and go against past decisions to concentrate growth in existing towns. It would only help the pocketbooks of the developers while the rest of us pay the price.

Chris Soler
18067 Colony Rd.
Bow, WA

Sent from my iPad

From: [simone.spiess](#)
To: [PDS comments](#)
Subject: Skagit County's 2019 Docket
Date: Saturday, February 16, 2019 8:08:46 PM

r Commissioners:

The Avalon Fully Contained Community proposal is inconsistent and in conflict with the 2007 Skagit County Countywide Planning Policies (CPPs) which have been mutually agreed to by Skagit County and local municipalities to sustainably manage growth. Specifically, CPP 1.1 directs all urban growth into **EXISTING** Urban Growth Areas.

Because there is no credible evidence that local municipalities do not have the capacity within existing Urban Growth Areas to accommodate existing growth projections, moving forward with docketing this ultra dense development proposal will be in violation of the 2007 County Wide Planning Policies and the 2002 Framework Agreement between Skagit County, The City of Burlington, The City of Mount Vernon, the City of Anacortes, the City of Sedro-Woolley, and the Town of La Conner.

In addition, the proposal is inconsistent with the Skagit County's Comprehensive Plan, UGA designation policies and the Envision Skagit 2060 Citizen Committee Final Recommendations. Please vote no on docketing this proposal.

Sincerely,
Simone Spiess
3107 Oakes Avenue, Anacortes WA 98221

From: [Lindy Springmeyer](#)
To: [PDS comments](#)
Subject: Skagit County's 2019 Docket
Date: Saturday, February 16, 2019 7:22:25 AM

To Skagit County Board of Commissioners:

The proposed Avalon Fully Contained Community proposal is in direct conflict with CPP's which are in place to wisely manage development of Skagit County lands.

The proposal is excessive in density, and blatantly incompatible with the area and existing long term community planning, with extreme potential for negative impacts to the entire region.

This proposal is in conflict with the 2007 Skagit County Countywide Planning Policies which have been mutually agreed to by Skagit County and local municipalities to sustainably manage growth. Specifically CPP1.1 directs all urban growth into EXISTING Urban Growth Areas.

Docketing the Avalon proposal will be in violation of the 2007 County Wide Planning Policies and the 2002 Framework Agreement between Skagit County, the City of Burlington, the City of Mount Vernon, the City of Anacortes, the City of Sedro Wooley, and the Town of LaConner.

The proposal is inconsistent with the Skagit County's Comprehensive Plan, UGA designation policies and the Envision Skagit 2060 Citizen Committee Final Recommendations.

Voting NO on docketing this proposal is essential to comply with the existing legal and policy framework set in place by the Cities and citizens of Skagit County.

Respectfully,

Lindy Springmeyer

From: [Sally Stapp](#)
To: [PDS comments](#)
Subject: Fwd: "Skagit County's 2019 Docket" P-1 & P-2
Date: Monday, January 28, 2019 10:01:53 PM

Begin forwarded message:

From: Sally Stapp <stappbrigham@earthlink.net>
Subject: "Skagit County's 2019 Docket"
Date: January 28, 2019 at 9:56:01 PM PST
To: pdscomments@co.skagit.wa.us

I am writing to express my support for the Guemes Island Planning Advisory Committee's (GIPAC) two proposed code amendments labeled by the County as P-1 and P-2.

We've collected rainwater on our North Beach property since 1973. We currently have about 6700 gallons of storage. When **one** inch of rain falls on our acre of land (43,560 square feet) we could collect 27,150 gallons - if our roof were big enough. Our roof area is approximately 2500 square feet. Our careful use of well water has lowered our chlorides from ~ 90 ppm to ~70ppm. "Careful use" includes water saving appliances, being sure the toilet stops running BEFORE leaving bathroom, stern rules against letting faucets run unnecessarily, reusing household water for outdoor cleaning & watering, and using rainwater catchment for garden watering. I fear city dwellers accustomed to water on demand don't understand the problem we have on Guemes Island regarding sea water intrusion into wells. We have only one source of water - the aquifer - Skagit County must recognize the importance of rainwater catchment & use to alleviate sea water intrusion into wells along the shores .

Over 240 new wells have been drilled on Guemes in the past 20 years. During that time, many existing wells have either gone dry or been compromised by seawater intrusion.

We need the proposed code amendments to:

1. Ensure that the hydrogeological impacts of new wells are assessed and mitigated prior to drilling, in order to protect existing wells and senior water rights.
2. Offer property owners an economical alternative to new wells, by creating a simple set of guidelines for rainwater catchment.
The Guemes aquifers cannot sustain unlimited withdrawals. Rainwater catchment should be encouraged as a more sustainable alternative.
3. The rainless, HOT July and August of 2018 hint at the prospect of dire impacts on water supplies of the future. Climate change portends disasters to come. The time to carefully manage water resources on Guemes and everywhere is here.

Please include the two code amendments, P-1 and P-2 proposed by Guemes Island Planning Advisory Committee's (GIPAC) in the 2019 docket.

Sally Stapp and Dick Brigham
5191 Lewis Lane
Anacortes, WA 98221

From: [Sandra](#)
To: [PDS comments](#)
Subject: Skagit County's 2019 Docket
Date: Friday, February 15, 2019 4:46:59 PM

Dear Commissioners:

The Avalon Fully Contained Community proposal is inconsistent and in conflict with the 2007 Skagit County Countywide Planning Policies (CPPs) which have been mutually agreed to by Skagit County and local municipalities to sustainably manage growth. Specifically, CPP 1.1 directs all urban growth into **EXISTING** Urban Growth Areas.

There is no credible evidence that local municipalities do not have the capacity within existing UGAs to accommodate existing growth projections. Moving forward with docketing this proposal will be in violation of the 2007 County Wide Planning Policies and the 2002 Framework Agreement between Skagit County, The City of Burlington, The City of Mount Vernon, the City of Anacortes, the City of Sedro-Woolley, and the Town of La Conner.

In addition, the proposal is inconsistent with the Skagit County's Comprehensive Plan, UGA designation policies and the Envision Skagit 2060 Citizen Committee Final Recommendations. Please vote no on docketing this proposal.

Sincerely,

Sandra Starbuck

Anacortes

From: [website](#)
To: [Planning & Development Services](#)
Subject: PDS Comments
Date: Monday, February 18, 2019 11:20:01 AM

Name : Sarai Stevens
Address : 2728 Barrell Springs Rd
City : Bow
State : Washington
Zip : 98232
email : saraipost@hotmail.com
Phone : 3607240392
PermitProposal : Skagit County's 2019 Docket
Comments : Dear Commissioners:

The Avalon Fully Contained Community proposal is counter to the needs and wants of our beautiful rural county. This development will threaten our farmland by developing far outside our existing urban areas. This is counter to both county and city planning.

Our current infrastructure would be greatly stressed and the existing rural community of northern Skagit would be unnecessarily stressed. Edison Elementary and Cascade Middle School would be two schools to absorb new student populations. These schools are already overcrowded and lack necessary resources, like classrooms.

The Cook Rd. exit is already overburdened and dangerous. The idea of ten's of thousands of more drivers in this area is simply frightening.

I am against this proposal. Please vote no on docketing it. Thanks.

From Host Address: 104.235.172.193

Date and time received: 2/18/2019 11:16:41 AM

From: [Christie Stewart Stein](#)
To: [PDS comments](#)
Subject: PL18-0405 Avalon
Date: Friday, February 1, 2019 2:36:47 PM

Dear Planning Department and Commissioners-

Please include these comments in your deliberations regarding the 2019 docket. We feel the proponents of the Avalon FCC project are disingenuous in citing the housing shortage in Skagit County as a justification for this project. Skagit county has a critical shortage of affordable and low income housing. There is no shortage of luxury housing which this project would entail.

There is plenty of buildable land still within the cities to address the housing crisis. Authorizing the building of what is essentially another town is not necessary, and detrimental to maintaining the rural character of Skagit County. Thank you for excluding the Avalon project from the 2019 land use docket.

Sincerely,

Christie Stewart Stein

From: [Christie Stewart Stein](#)
To: [PDS comments](#)
Subject: PL18-0405 Avalon
Date: Friday, February 1, 2019 2:52:25 PM

Dear Planning Department and Commissioners,

Please include these comments in you deliberations regarding the 2019 Land Use Docket. We feel it is disingenuous for the promoters of the Avalon project to invoke the housing crisis in Skagit county as justification for this project. Skagit County has an acute shortage of affordable and low income housing. There is no shortage of the luxury housing that this project would in entail.

There is still plenty of buildable land within the existing towns and cities in Skagit to address the housing crisis without authorizing what is essentially the construction of a new town. This project would further jeopardize the rural character of Skagit County without in any way addressing the shortage of housing. Thank you for excluding the Avalon project from the 2019 docket.

Sincerely,

Christie Stewart Stein
16384 Donnelly Road
Mount Vernon, WA 98273

From: stewartj@seanet.com
To: [PDS comments](#)
Subject: Skagit County's 2019 Docket
Date: Monday, February 18, 2019 4:33:07 PM

Dear Commissioners:

As a pedestrian advocate, I'm deeply concerned with new developments being created to maximize opportunities for walking trips. We know this is helpful for our climate, our air and water quality, and our health. Based on what I have seen to date, the Avalon Fully Contained Community (FCC) proposal is inconsistent with the goal of creating more walkable communities. Skagit County would be better served to concentrate growth in existing municipalities, and instead spend resources to improve the walkability of these communities.

In addition, it is my belief that the Avalon FCC proposal is inconsistent and in conflict with the 2007 Skagit County Countywide Planning Policies (CPPs) which have been mutually agreed to by Skagit County and local municipalities to sustainably manage growth. Specifically, CPP 1.1 directs all urban growth into EXISTING Urban Growth Areas.

Because there is no credible evidence that local municipalities do not have the capacity within existing UGAs to accommodate existing growth projections, moving forward with docketing this proposal will be in violation of the 2007 County Wide Planning Policies and the 2002 Framework Agreement between Skagit County, The City of Burlington, The City of Mount Vernon, the City of Anacortes, the City of Sedro-Woolley, and the Town of La Conner.

In addition, the proposal is inconsistent with the Skagit County's Comprehensive Plan, UGA designation policies and the Envision Skagit 2060 Citizen Committee Final Recommendations. Please vote no on docketing this proposal.

Sincerely,

John Stewart
2419 E Spring St
Seattle, WA 98122

From: [KRISTINA STRINGER](#)
To: [PDS comments](#)
Subject: Amending Skagit County Comprehensive Plan to allow consideration of the Avalon Proposal
Date: Friday, February 1, 2019 5:54:30 PM

I am strongly against amending the Skagit County Comprehensive Plan to allow consideration of the Avalon Proposal. This would jeopardize the continuation of the Humane Society of Skagit Valley's Kelleher Road location on property leased from Skagit County. I have personally witnessed the impact of massive developments along the highway 410 corridor, Maple Valley Black Diamond Highway, Meridian Ave in Puyallup, etc, that has destroyed all areas because no attention was given to traffic revision, wildlife, water runoff, incoming social problems, or existing businesses. It was hastily done for tax dollars, and the only ones that laughed all the way to the bank were the developers. Please lets not turn Skagit county into this nightmare!

Sincerely,

Kristina Stringer
13470 Sullivan Rd
Bow, WA 98232

From: [Megan Strong](#)
To: [PDS comments](#)
Subject: Avalon Proposal
Date: Thursday, January 31, 2019 6:51:06 AM

I am strongly against amending the Skagit County Comprehensive Plan to allow consideration of the Avalon Proposal. This would jeopardize the continuation of the Humane Society of Skagit Valley's Kelleher Road location on property leased from Skagit County.

Sincerely,

Megan Strong
1405 Mallard View Drive, #1
Mount Vernon, WA 98274
360-424-5991

From: [m struck](#)
To: [PDS comments](#)
Subject: Skagit County's 2019 docket
Date: Thursday, January 31, 2019 4:03:14 PM

To whom it may concern:

Skagit County does not need a Fully Contained Community - 4,000 houses + commercial retail, schools, roads, fire, police, etc. built on rural resource lands!

Thanks.

**Margaret Struck
301 Dallas St Mount Vernon WA 98274**

From: tennirunner@gmail.com
To: [PDS comments](#)
Subject: City of Avalon
Date: Sunday, February 10, 2019 3:27:21 PM

I am writing again about the push for a city named Avalon on Butler Hill. I am very opposed to such an idea and hope it will not be considered for a docket item.

The drainage is a major concern. Since the golf course has been on the hill the amount of water down in the flats has increased. I have had water on my property from the Samish River that never occurred prior to the golf course. There may be other contributing factors but I am sure the draining of the swamps does mean the water has to come off the hill. With all the pavement this town would have, the amount of water needed to drain into the farm area will be greatly increased.

The traffic on Old 99 and Cook Road are down right crazy at this time and all the cars from the residents in this development would only add to the chaos. They could use the Bow Hill road as access to the freeway but the closer of the railroad viaduct on 99 was a clear indication that people do not use that access as much as Cook Road. I never knew there were so many "locals" but they certainly used the Green Road.

The idea that there will be low income housing is one that I do not understand. There certainly is not much of such housing at the Bayview golf course. Would they pay for a police force and what about the school aged children? As a senior citizen the tax increases do not mean a increase in my retirement funds.

I thought the plan is to increase the housing in the cities. Sedro-Woolley is definitely increasing the number of apartments available and maybe other cities are also adding units. And, does everyone have to move to the Valley? By the traffic on the Cook Road at 5:30 a.m. there are a lot of people that live here but work either north or south of Skagit County. They are not here for the jobs. We are becoming bedroom Valley.

Please do not consider this proposal. It is not good for anyone and anything that makes the Valley what it is and should remain.

Sandy Tenneson
19095 Cook Road
Burlington, WA 98233

Sent from [Mail](#) for Windows 10

From: [Tamara Thomas](#)
To: [PDS comments](#)
Subject: Skagit County's 2019 Docket: Please do NOT approve Avalon Contained Community in disregard of Skagit County's Growth Management Planning
Date: Monday, February 18, 2019 2:20:28 PM

Dear Skagit Planning Department,

Please do NOT approve the planned contained community proposal in disregard of Skagit County's Growth Management Planning.

I strongly believe that we must protect the environment in Skagit County through careful planning for the inevitable growth that continues in Western Washington. While on the surface a fully "contained" community sounds like it would mitigate the impacts of that development, in fact, that rarely happens. The Skagit County Urban Growth Boundaries were designated to contain growth in areas that can be managed with services from cities that protect resources and the environment for its people. I do not oppose the density proposed by Avalon Fully Contained Community, only its location. Such development should be fit into existing UGAs and their infrastructure.

While I also understand the following value is my own and may not be a concept for county land management, IMHO, singular, isolated (i.e. contained) communities are not in the best interest of democratic societies that benefit from interaction and diversity of people. Blending new developments within the infrastructure and people, and with respect to existing 'atmospheres' of the various cities and communities in Skagit County is more likely to generate civil communication and enable better working together for our shared future.

Thank you for your consideration.
Tamara

Tamara Thomas, P.E.
Terre-Source LLC
"Helping Compost Happen!"
360-336-3536 Office
360-336-3530 FAX
425-844-6068 Cell

From: [Vicki Thomas](#)
To: [PDS comments](#)
Subject: Comment on Amending the Skagit County Comprehensive Plan to allow consideration of the Avalon Proposal
Date: Tuesday, February 5, 2019 12:40:10 PM

I am strongly against amending the Skagit County Comprehensive Plan to allow consideration of the Avalon Proposal. This would jeopardize the continuation of the Humane Society of Skagit Valley's Kelleher Road location on property leased from Skagit County.

I have been a volunteer dog walker at Skagit Humane for over 2 years now, since shortly after I moved to Washington. I previously volunteered at the San Francisco SPCA and I have to tell you that the work that they do for the animals and with the community here at Skagit Humane rivals and in some cases exceeds that done by the more high-profile San Francisco SPCA. Every week I see the kindness and compassion delivered to every animal and every person who comes through the door. It is unique in my experience. Removing the Skagit Humane Society from this property would do a huge disservice to the community and endanger the lives they now heal everyday with their care.

Sincerely,
Vicki Thomas
25 Wisteria Ln
Bellingham WA 98229 --- I know I don't live in Skagit but I do invest my time and my heart there, so I respectfully ask that my comments be considered.

From: [Michael Tobiason](#)
To: [PDS comments](#)
Subject: Skagit County's 2019 Docket
Date: Friday, February 15, 2019 3:36:58 PM

We need your help!
E-mail the Skagit County Board of Commissioners by Tuesday, February 19th!

The Board of Skagitonians to Preserve Farmland does not do this often, so know that when we ask for your help it is important.

For the third year in a row, developers seeking to build a new community in Skagit County have petitioned the Board of County Commissioners to construct a mega subdivision known as a Fully Contained Community (FCC) just three miles north of the City of Burlington. The proposed project would violate the 2002 Framework Agreement and Skagit County Countywide Planning Policies (CPP Policy 1.1) that have been agreed to by the County, Cities and Towns and would disregard 30 years of community led and supported comprehensive planning.

Dear Commissioners:

I was born in Mt Vernon, and my family continues to keep the Skagit Valley farm that my grandfather purchased before WW II. Our family recognizes the importance of Skagit Valley farmland to the state, region, nation and the world. We are also concerned about maintaining our global environment. All development threatens our environment, and development in the Skagit Valley in particular threatens our farmland.

The Avalon Fully Contained Community proposal is inconsistent and in conflict with the 2007 Skagit County Countywide Planning Policies (CPPs) which have been mutually agreed to by Skagit County and local municipalities to sustainably manage growth. Specifically, CPP 1.1 directs all urban growth into EXISTING Urban Growth Areas.

Please protect our irreplaceable resources: our valuable and productive farmland.

Because there is no credible evidence that local municipalities do not have the capacity within existing UGAs to accommodate existing growth projections, moving forward with docketing this proposal will be in violation of the 2007 County Wide Planning Policies and the 2002 Framework Agreement between Skagit County, The City of Burlington, The City of Mount Vernon, the City of Anacortes, the City of Sedro-Woolley, and the Town of La Conner. These policies were designed to protect our communities, our farmland and our environment.

In addition, the proposal is inconsistent with the Skagit County's Comprehensive Plan, UGA designation policies and the Envision Skagit 2060 Citizen Committee Final Recommendations. Please vote no on docketing this proposal.

Thank you,

Michael Tobiason
1301 Spring Street, #29i
Seattle, WA 98104
M: 206-953-7222

From: [Pepper Glessner](#)
To: [PDS comments](#)
Subject: Avalon Fully Contained Community Proposal
Date: Friday, February 15, 2019 10:30:42 PM

Dear Commissioners:

The Avalon Fully Contained Community proposal is inconsistent and in conflict with the 2007 Skagit County Countywide Planning Policies (CPPs) which have been mutually agreed to by Skagit County and local municipalities to sustainably manage growth. Specifically, CPP 1.1 directs all urban growth into **EXISTING** Urban Growth Areas.

Because there is no credible evidence that local municipalities do not have the capacity within existing UGAs to accommodate existing growth projections, moving forward with docketing this proposal will be in violation of the 2007 County Wide Planning Policies and the 2002 Framework Agreement between Skagit County, The City of Burlington, The City of Mount Vernon, the City of Anacortes, the City of Sedro-Woolley, and the Town of La Conner.

In addition, the proposal is inconsistent with the Skagit County's Comprehensive Plan, UGA designation policies and the Envision Skagit 2060 Citizen Committee Final Recommendations. Please vote NO on docketing this proposal.

Thank you,

Pepper Tompkins

11009 7th Place W, Unit 7C, Everett, WA 98204

From: [Bonnie Trent](#)
To: [PDS comments](#)
Subject: Skagit County's 2019 Docket
Date: Monday, February 18, 2019 11:55:31 PM

Dear Commissioners:

Vote NO on allowing fully contained Communities in Skagit County!

The Avalon Fully Contained Community proposal is inconsistent and in conflict with the 2007 Skagit County Countywide Planning Policies (CPPs) which have been mutually agreed to by Skagit County and local municipalities to sustainably manage growth. Specifically, CPP 1.1 directs all urban growth into **EXISTING** Urban Growth Areas.

Because there is no credible evidence that local municipalities do not have the capacity within existing UGAs to accommodate existing growth projections, moving forward with docketing this proposal will be in violation of the 2007 County Wide Planning Policies and the 2002 Framework Agreement between Skagit County, The City of Burlington, The City of Mount Vernon, the City of Anacortes, the City of Sedro-Woolley, and the Town of La Conner.

In addition, the proposal is inconsistent with the Skagit County's Comprehensive Plan, UGA designation policies and the Envision Skagit 2060 Citizen Committee Final Recommendations. Please vote no on docketing this proposal.

Sincerely,

Bonnie Trent
16822 Moore Road
Mount Vernon, WA 98273

From: [Jacqueline Trevillion](#)
To: [PDS comments](#)
Subject: Skagit county"s 2019 docket
Date: Thursday, February 7, 2019 9:47:57 AM

To the commissioners:

I stridently oppose any amendment to the GMA/comprehensive plan PL18-0405. No destruction of natural land, which the sound plan was to protect, for profit. Thank you.

J. Trevillion, Guemes Island

From: [Tim Trohimovich](#)
To: [PDS comments](#)
Subject: Skagit County's 2019 Docket
Date: Thursday, January 31, 2019 11:17:12 AM
Attachments: [image001.png](#)
[image002.gif](#)
[image003.png](#)

CAUTION: This email originated from an external email address. Do not click links or open attachments unless you recognize the sender, you are expecting this email and attachments, and you know the content is safe.

Dear Sirs and Madams:

Thank you for the opportunity to comment on the 2019 Docket of Comprehensive Plan, Land Use Map, and Development Code Amendments. We recommend that PL18-0405 proposing to amend the Countywide Planning Policies (CPPs), the Comprehensive Plan, and the development regulations to establish a process for consideration and approval of a new fully contained community not be included on the 2019 Docket. Fully Contained Communities (FCCs) should not be adopted as a planning tool for Skagit County because they are not needed to accommodate the county's growth and will result in substantial adverse transportation impacts and other adverse impacts.

Futurewise works throughout Washington State to support land-use policies that encourage healthy, equitable and opportunity-rich communities, and that protect our most valuable farmlands, forests, and water resources. Futurewise has members and supporters throughout Washington State including Skagit County.

One of the most important lessons from King County's experience with FCCs is that it is very difficult to provide family wage jobs in FCCs. As a 2007 Seattle Times article documents:

But for the most part, urban villages in Issaquah, Redmond and Snoqualmie have yet to provide one missing link — jobs.

Corporate employers have been a critical void.

And without nearby jobs, the traffic woes brought on by more development only continue.

Sonia Krishnan, *Living near work? Great idea, in theory* [The Seattle Times](#) (August 14, 2007) accessed on Jan. 31, 2018 at: <https://www.seattletimes.com/seattle-news/living-near-work-great-idea-in-theory/>.

The article goes on to describe the traffic impacts.

Longtime residents feel the squeeze as thousands of new commuters jam highways and once-quiet back roads.

While no one specifically tracks how many urban-village dwellers drive to their jobs, transportation data show a jump in the number of cars on the road as more people move there.

From 2003 to 2006, for example, 6,000 more cars traveled on Interstate 90 at the Sunset Interchange where Issaquah Highlands is located, according to figures from the state Department of Transportation. Similar spikes were noted near Snoqualmie and Redmond Ridge.

Redmond Ridge and its companion developments were immersed in litigation for years, in part because the county failed to upgrade Novelty Hill Road, the main link to Redmond. As a result, the mostly rural area was flooded with urban-style traffic jams.

Sonia Krishnan, *Living near work? Great idea, in theory* [The Seattle Times](#) (August 14, 2007).

So the fully contained communities will be primarily residential, with residents commuting to employment centers, increasing traffic. The *Cost of Community Services Skagit County* documents that the cost of providing public services to each residence exceeds the revenues produced by 25 percent. American Farmland Trust, *Cost of Community Services Skagit County Washington* p. 17 (1999) accessed on Jan. 31, 2019 at: http://www.farmlandinfo.org/sites/default/files/Skagit_Cty_COCS_1.pdf

Given the transportation and other impacts and that the development will not generate the revenues to pay for these and other costs, we recommend that Skagit County not docket PL18-0405.

Thank you for considering our comments. If you require additional information, please contact me at telephone (206) 343-0681 Ext. 102 and email: tim@futurewise.org.

Tim Trohimovich, AICP
Director of Planning & Law



816 Second Avenue, Suite 200
Seattle, WA 98104-1530
206 343-0681 Ex 102
tim@futurewise.org
connect:
futurewise.org

[***Click here to join us at our Livable Communities Luncheon on March 19th!***](#)

From: [Robyn Turner](#)
To: [PDS comments](#)
Subject: Skagit County's 2019 Docket
Date: Saturday, February 16, 2019 9:23:12 PM

Dear Commissioners:

The Avalon Fully Contained Community proposal is inconsistent and in conflict with the 2007 Skagit County Countywide Planning Policies (CPPs) which have been mutually agreed to by Skagit County and local municipalities to sustainably manage growth. Specifically, CPP 1.1 directs all urban growth into **EXISTING** Urban Growth Areas.

Because there is no credible evidence that local municipalities do not have the capacity within existing UGAs to accommodate existing growth projections, moving forward with docketing this proposal will be in violation of the 2007 County Wide Planning Policies and the 2002 Framework Agreement between Skagit County, The City of Burlington, The City of Mount Vernon, the City of Anacortes, the City of Sedro-Woolley, and the Town of La Conner.

In addition, the proposal is inconsistent with the Skagit County's Comprehensive Plan, UGA designation policies and the Envision Skagit 2060 Citizen Committee Final Recommendations. Please vote no on docketing this proposal.

Thank you!

Robyn Turner
Skagit County Resident

From: [Myrrica Valentine](#)
To: [PDS comments](#)
Subject: Fully Contained Community Skagit County's 2019 Docket
Date: Tuesday, February 19, 2019 10:25:34 AM

Dear Commissioners:

The Avalon Fully Contained Community proposal is inconsistent and in conflict with the 2007 Skagit County Countywide Planning Policies (CPPs) which have been mutually agreed upon by Skagit County and local municipalities to sustainably manage growth. Specifically, CPP 1.1 directs all urban growth into EXISTING urban growth areas.

Because there is no credible evidence that local municipalities do not have the capacity within existing UGAs to accomadte existing growth projections, moving forward with docketing this proposal will be in violation of the 2007 County Wide Planning Policies and the 2002 Framework Agreement between Skagit County, The City of Burlington, The City of Mount Vernon, The City of Anacortes, The City of Sedro Woolley, and the Town of La Conner.

In addition, the proposal is inconsistent with the Skagit County's Comprehensive Plan, UGA designation policies and the Envision Skagit 2060 Citizen Committee Final Recommendations. Please vote no on docketing this proposal.

Thank you,

Myrrica Valentine

From: [Ed Vance](#)
To: [PDS comments](#)
Subject: Skagit County's 2019 Docket
Date: Friday, February 15, 2019 3:33:48 PM

Dear Commissioners:

The Avalon Fully Contained Community proposal is inconsistent and in conflict with the 2007 Skagit County Countywide Planning Policies (CPPs) which have been mutually agreed to by Skagit County and local municipalities to sustainably manage growth. Specifically, CPP 1.1 directs all urban growth into **EXISTING** Urban Growth Areas.

Because there is no credible evidence that local municipalities do not have the capacity within existing UGAs to accommodate existing growth projections, moving forward with docketing this proposal will be in violation of the 2007 County Wide Planning Policies and the 2002 Framework Agreement between Skagit County, The City of Burlington, The City of Mount Vernon, the City of Anacortes, the City of Sedro-Woolley, and the Town of La Conner.

In addition, the proposal is inconsistent with the Skagit County's Comprehensive Plan, UGA designation policies and the Envision Skagit 2060 Citizen Committee Final Recommendations. Please vote no on docketing this proposal.

Best Regards,

Ed Vance
20200 Cook Road
Burlington

From: [Nicole Vander Meulen](#)
To: [PDS comments](#)
Subject: Skagit County's 2019 Docket
Date: Monday, February 18, 2019 10:14:29 AM

Dear Commissioners:

The Avalon Fully Contained Community proposal is inconsistent and in conflict with the 2007 Skagit County Countywide Planning Policies (CPPs) which have been mutually agreed to by Skagit County and local municipalities to sustainably manage growth. Specifically, CPP 1.1 directs all urban growth into EXISTING Urban Growth Areas.

Because there is no credible evidence that local municipalities do not have the capacity within existing UGAs to accommodate existing growth projections, moving forward with docketing this proposal will be in violation of the 2007 County Wide Planning Policies and the 2002 Framework Agreement between Skagit County, The City of Burlington, The City of Mount Vernon, the City of Anacortes, the City of Sedro-Woolley, and the Town of La Conner.

In addition, the proposal is inconsistent with the Skagit County's Comprehensive Plan, UGA designation policies and the Envision Skagit 2060 Citizen Committee Final Recommendations. Please vote no on docketing this proposal.

Sincerely,

Nicole Vander Meulen

From: [Christina Veloz](#)
To: [PDS comments](#)
Subject: PUBLIC COMMENT TO SUPPORT THE SKAGIT COUNTY HUMANE SOCIETY
Date: Monday, February 11, 2019 2:12:19 PM

Dear Commissioners:

I am strongly against amending the Skagit County Comprehensive Plan to allow consideration of the Avalon Proposal. This would jeopardize the continuation of the Humane Society of Skagit Valley's Kelleher Road location on property leased from Skagit County. The Humane Society is where I adopted my dog and performs a critical function in sheltering cats and dogs from abandonment, abuse, neglect, and offers the community a chance to provide low cost adoptions and spay and neuter. This shelter is absolutely necessary for the safe and affordable adoptions in the county. I URGE YOU TO RECONSIDER ANOTHER LOCATION FOR THE PROPERTY EXPANSION.

Sincerely,

Christina Veloz
220 S. 27th Street
Mount Vernon, WA 98274

Christina Veloz

Happy Dog and Cat Buddies

206.396.1192

happydogandcatbuddies@gmail.com

The Care Your Pet Deserves

From: [Christina Veloz](#)
To: [PDS comments](#)
Subject: AMENDING SKAGIT COUNTY COMPREHENSIVE PLAN TO ALLOW CONSIDERATION OF AVALON PROPOSAL IN FAVOR OF SKAGIT HUMANE SOCIETY
Date: Monday, February 11, 2019 2:18:55 PM

Dear Commissioners:

I am strongly against amending the Skagit County Comprehensive Plan to allow consideration of the Avalon Proposal. This would jeopardize the continuation of the Humane Society of Skagit Valley's Kelleher Road location on property leased from Skagit County. The Humane Society is where I adopted my dog and performs a critical function in sheltering cats and dogs from abandonment, abuse, neglect, and offers the community a chance to provide low cost adoptions and spay and neuter. This shelter is absolutely necessary for the safe and affordable adoptions in the county. I URGE YOU TO RECONSIDER ANOTHER LOCATION FOR THE PROPERTY EXPANSION.

Sincerely,

Christina Veloz

Happy Dog and Cat Buddies

206.396.1192

happydogandcatbuddies@gmail.com

The Care Your Pet Deserves

From: [VISIONS INVOLVEMENT PROGRAM](#)
To: [PDS comments](#)
Subject: Skagit County's 2019 docket
Date: Friday, February 15, 2019 4:35:40 PM

Dear Commissioners:

The Avalon Fully Contained Community proposal is inconsistent and in conflict with the 2007 Skagit County Countywide Planning Policies (CPPs) which have been mutually agreed to by Skagit County and local municipalities to sustainably manage growth. Specifically, CPP 1.1 directs all urban growth into **EXISTING** Urban Growth Areas.

Because there is no credible evidence that local municipalities do not have the capacity within existing UGAs to accommodate existing growth projections, moving forward with docketing this proposal will be in violation of the 2007 County Wide Planning Policies and the 2002 Framework Agreement between Skagit County, The City of Burlington, The City of Mount Vernon, the City of Anacortes, the City of Sedro-Woolley, and the Town of La Conner.

In addition, the proposal is inconsistent with the Skagit County's Comprehensive Plan, UGA designation policies and the Envision Skagit 2060 Citizen Committee Final Recommendations. Please vote no on docketing this proposal.

Thank you!

From: [Ann & Doug Walker](#)
To: [PDS comments](#)
Subject: Skagit County's 2019 Docket
Date: Tuesday, February 19, 2019 10:45:43 AM

Dear Commissioners:

I am opposed to the density of the proposed housing development Avalon Fully Contained Community. The regulations are in place for a reason, and this density does not fit in with the existing framework.

Please vote no on docketing this proposal.

Thank you,
Ann Walker

From: [bmikewalsh](#)
To: [PDS comments](#)
Subject: Skagit County's 2019 Docket
Date: Saturday, February 16, 2019 11:16:05 PM

Dear Commissioners:

The Avalon Fully Contained Community proposal is inconsistent and in conflict with the 2007 Skagit County Countywide Planning Policies (CPPs) which have been mutually agreed to by Skagit County and local municipalities to sustainably manage growth. Specifically, CPP 1.1 directs all urban growth into **EXISTING** Urban Growth Areas.

Because there is no credible evidence that local municipalities do not have the capacity within existing UGAs to accommodate existing growth projections, moving forward with docketing this proposal will be in violation of the 2007 County Wide Planning Policies and the 2002 Framework Agreement between Skagit County, The City of Burlington, The City of Mount Vernon, the City of Anacortes, the City of Sedro-Woolley, and the Town of La Conner.

In addition, the proposal is inconsistent with the Skagit County's Comprehensive Plan, UGA designation policies and the Envision Skagit 2060 Citizen Committee Final Recommendations. Please vote no on docketing this proposal.

B Michael Walsh

22495 Bulson Rd

Mount Vernon, WA 98274

Sent from my T-Mobile 4G LTE Device

From: [Darcy G Wells](#)
To: [PDS comments](#)
Subject: Skagit County's 2019 Docket
Date: Saturday, February 16, 2019 10:56:15 AM

Please vote no on allowing Fully Contained Communities in Skagit County.
Thank You,
Darcy Wells

Sent from AOL Mobile Mail
Get the new AOL app: mail.mobile.aol.com

From: [Marjorie](#)
To: [PDS comments](#)
Cc: [PDS comments](#)
Subject: Skagit County 2019 docket
Date: Monday, February 18, 2019 6:20:24 PM

Dear Commissioners:

The Avalon Fully Contained Community proposal is inconsistent and in conflict with the 2007 Skagit County Countywide Planning Policies (CPPs) which have been mutually agreed to by Skagit County and local municipalities to sustainably manage growth. Specifically, CPP 1.1 directs all urban growth into existing Urban Growth Areas.

Because there is no credible evidence that local municipalities do not have the capacity within existing UGAs to accommodate existing growth projections, moving forward with docketing this proposal will be in violation of the 2007 County Wide Planning Policies and the 2002 Framework Agreement between Skagit County, The City of Burlington, The City of Mount Vernon, the City of Anacortes, the City of Sedro-Woolley, and the Town of La Conner.

In addition, the proposal is inconsistent with the Skagit County's Comprehensive Plan, UGA designation policies and the Envision Skagit 2060 Citizen Committee Final Recommendations. Please vote no on docketing this proposal.

We urge you to stop this project.

Marjorie Wenrich and Eric Ramhorst
4749 Chuckanut Drive
Bow, WA. 98232
mwenrich@hotmail.com

From: [julianna west](#)
To: [PDS comments](#)
Subject: Please please
Date: Saturday, February 16, 2019 9:09:14 AM

I beg you to please not allow to fill our farmland with urban sprawl.. we need this land to remain as it is. Do you want our beautiful Skagit valley to become just like our neighbors south of us? No, Let's preserve our beautiful farmlands.
Thank you very much,
Julie west

Julianna West

From: [Cindi White](#)
To: [PDS comments](#)
Subject: Skagit County's 2019 Docket
Date: Monday, February 18, 2019 3:49:01 PM

Dear Commissioners:

The Avalon Fully Contained Community proposal is inconsistent and in conflict with the 2007 Skagit County Countywide Planning Policies (CPPs) which have been mutually agreed to by Skagit County and local municipalities to sustainably manage growth. Specifically, CPP 1.1 directs all urban growth into **EXISTING** Urban Growth Areas.

Because there is no credible evidence that local municipalities do not have the capacity within existing UGAs to accommodate existing growth projections, moving forward with docketing this proposal will be in violation of the 2007 County Wide Planning Policies and the 2002 Framework Agreement between Skagit County, The City of Burlington, The City of Mount Vernon, the City of Anacortes, the City of Sedro-Woolley, and the Town of La Conner.

In addition, the proposal is inconsistent with the Skagit County's Comprehensive Plan, UGA designation policies and the Envision Skagit 2060 Citizen Committee Final Recommendations. Please vote no on docketing this proposal.

Thank you,

Cindi White

From: [Richard Wicksnin](#)
To: [PDS comments](#)
Subject: FCC
Date: Wednesday, January 30, 2019 7:43:46 PM

I am against creating the FCC in Skagit county. I can't understand how this would benefit our county, and it is not clear what the environmental impact will be.

Patty Wicksnin
401 N 30th
Mount Vernon ,WA
98273

From: [Tom Williamson](#)
To: [PDS comments](#)
Subject: Skagit County's 2019 Docket
Date: Saturday, February 16, 2019 10:53:02 AM

Dear Governing Bodies:

I request that you vote NO on any proposal to bring Fully Contained Communities into Skagit County, including the current Avalon site just to the northwest of Sedro Wholley, WA. Historical concerns for this unique farming valley and environs would be totally cursed and lead to a blight on quality of life for the communities. To inundate the Skagit with such growth would sign the death kneel for lands that produce edibles and raise livestock for the markets. We exist as a unique and passionate people and to further erode our independence with layers of commuters and condo-mentality would be a travesty. Not to sound alarmist here but this is a lifestyle that you can support or kill. To allow a single FCC project is incubating a cancer never to be eradicated.

Regards, Thomas R Williamson

2088 E Blackburn Rd
Mt Vernon, WA 98274
206-379-1706 cell

From: [Cheryl Willis](#)
To: [PDS comments](#)
Subject: Comments ref potential land use changes - fully contained communities
Date: Sunday, February 17, 2019 3:34:44 PM

My name is Cheryl Willis
My address is 10479 Wallen Road, Bow WA 98232

Kindly accept my comments regarding the potential land use changes in legislation regarding full contained communities.

Dear Commission Members,

I urge you NOT to encourage via legislation tied to the Growth Management Act any establishment of "fully contained communities".

It is clear that the fully contained communities in King County have fallen short of what they where to deliver.

1. They (fully contained communities) do not foster jobs - there are no large employers within the community
2. Fully contained communities add stress to county infrastructure and add to traffic concerns, in that all jobs are out of the area and must be commuted to.
3. Fully contained communities do not provide adequate emergency services and funding for these services. The track record is poor for properly trained fire, police and medical professionals in fully contained communities. When fully contained community emergency serves fail then the county the fully contained community resides in picks up the tab and provides services to a community that does not provide funds to the county via simulating new job generating corporations. Thus no tax funds come to the county to cover the emergency services needed.

Lastly It is an environmental nightmare to reign in fully contained communities with the oversight needed so that land slides like Oso do not reoccur and green spaces are maintained.

Kindly confirm receipt of this comments.

Thank you,
Cheryl Willis
Skagit County tax payer



Virus-free. www.avast.com

From: [P.WILSON](#)
To: [PDS comments](#)
Subject: Skagit County's 2019 Docket
Date: Saturday, February 16, 2019 3:53:11 PM

Dear Commissioners:

The Avalon Fully Contained Community proposal is inconsistent and in conflict with the 2007

Skagit County Countywide Planning Policies (CPPs) which have been mutually agreed to by

Skagit County and local municipalities to sustainably manage growth. Specifically, CPP 1.1

directs all urban growth into EXISTING Urban Growth Areas.

Because there is no credible evidence that local municipalities do not have the capacity within

existing UGAs to accommodate existing growth projections, moving forward with docketing this

proposal will be in violation of the 2007 County Wide Planning Policies and the 2002 Framework

Agreement between Skagit County, The City of Burlington, The City of Mount Vernon, the City

of Anacortes, the City of Sedro-Woolley, and the Town of La Conner.

In addition, the proposal is inconsistent with the Skagit County's Comprehensive Plan, UGA

designation policies and the Envision Skagit 2060 Citizen Committee Final Recommendations.

Please vote no on docketing this proposal.

Sincerely,

Patricia L. Wilson

Mount Vernon

From: [P.WILSON](#)
To: [PDS comments](#)
Subject: Skagit County's 2019 Docket
Date: Saturday, February 16, 2019 3:59:05 PM

Dear Commissioners:

The Avalon Fully Contained Community proposal is inconsistent and in conflict with the 2007 Skagit County Countywide Planning Policies (CPPs) which have been mutually agreed to by Skagit County and local municipalities to sustainably manage growth. Specifically, CPP 1.1 directs all urban growth into EXISTING Urban Growth Areas.

Because there is no credible evidence that local municipalities do not have the capacity within existing UGAs to accommodate existing growth projections, moving forward with docketing this proposal will be in violation of the 2007 County Wide Planning Policies and the 2002 Framework Agreement between Skagit County, The City of Burlington, The City of Mount Vernon, the City of Anacortes, the City of Sedro-Woolley, and the Town of La Conner.

In addition, the proposal is inconsistent with the Skagit County's Comprehensive Plan, UGA designation policies and the Envision Skagit 2060 Citizen Committee Final Recommendations.
Please vote no on docketing this proposal.

Patricia L. Wilson

1743 Grand Ave.

Mount Vernon, WA 98274

From: [Anne Winkes](#)
To: [PDS comments](#)
Subject: Skagit County's 2019 docket P-4
Date: Tuesday, January 22, 2019 10:47:36 AM

1/22/19

Re: Skagit County's 2019 Docket--P-4

Dear County Commissioners,

I urge you to please include Skagit Land Trust's proposal P-4: Great Blue Heron Protections in this year's docket.

Skagit Land Trust's proposed amendment to the Critical Areas Ordinance (CAO), Skagit County Code 14.24, will provide significantly more protection to Skagit County's resident great blue herons than the County's current CAO.

Great Blue Heron are an iconic species, recognized and loved by many--who hasn't watched in awe as they forage in Skagit County's fields and along the shoreline, slowly pacing, raising each foot high, claws extended, then standing so still they seem almost frozen, as they wait for precisely the right moment to strike their prey; who hasn't admired the beauty of their plumes, and their silhouette in flight, neck tucked tightly in an "s" shape, slowly beating wings, long legs trailing behind? It is no wonder that they are recognized by the County as a Species of Local Importance, and by the state as a Priority Species.

As a citizen scientist volunteer I observed at the almost century old Samish Island heronry throughout the breeding and nesting seasons from 2013 until its abandonment in June of 2017. As I observed, I learned how tough it is for great blue herons to survive. In a healthy heronry 3 to 5 eggs are laid per nest, on the average only two young per nest live to fledge, and in the first year after leaving the nest, 75% of those fledged die.

Bald eagles are a constant threat to great blue herons, eating heron eggs, heron young, and even adult heron.

Weather is a threat to great blue herons. You may recall the tremendous wind storm that occurred on May 23, 2017. Wind gusts reached 50 mph. Two days later, volunteer citizen scientists entered Skagit County's March Point heronry and found 2 large maple trees blown down, multiple nests on the ground, and the carcasses of 25 heron chicks. Every Fall as volunteers walk through the heronries during Skagit Land Trust's annual nest counts, they find nests on the ground.

However, in Skagit County human activities are the greatest threat to great blue herons. As the population of Skagit County continues to grow, development will increase and habitat needed by great blue herons to survive will diminish.

Great blue herons live in Skagit County because its mature coastal forests close to nutrient rich eel beds are exactly what great blue herons need to rear their young.

Great blue herons build their nests 50 to 75 feet above the ground in fir, cedar, alder, maple

and cottonwood. They build their nests close to one another, requiring forest stands of at least 10 acres to maintain a healthy colony as great blue herons move their nests about within in the forest stand from year to year, and new nest trees are needed as the colonies grow. Great blue herons choose forest stands with nearby (ideally no more than 3 miles distant) nutrient rich eel beds so they can successfully forage to feed their young who grow from 2 oz at hatching to nearly 5 pounds when they leave the nests two months later.

As Skagit County has developed, and continues to develop, such forests located close to eel beds have become increasingly rare, making it difficult for great blue herons to find adequate habitat for new colonies or expansion of established heronries.

Though Skagit County's March Point heronry with over 700 hundred nests is the largest heronry in the Salish Sea and one of the largest heronries on the west coast of the United States, it's vulnerability to human disturbance was clearly demonstrated by the abandonment of the Samish Island heronry midway during the nesting season in June of 2017. At the time of the abandonment the Samish Island heronry was the second largest heronry in Skagit County and had been in existence for almost 100 years.

Following the abandonment of the Samish heronry in 2017, Skagit Land Trust sought information from wildlife biologists and from folks living on Samish about what might have caused the abandonment. It was an unusual time for abandonment to occur as it happened shortly after chicks had hatched.

It is impossible to say that any one single event caused the abandonment. Certainly eagle predation is always a contributing factor, but a number of disturbing human activities also took place during the time of the abandonment, including air pollution from off gassing of an oil tanker parked on the north side of the island and from smoke created by multiday brush and slash burning. Low flying aircraft were reported. Flashing lights and sirens from an accident at night on the road adjacent to the heronry were noted. There were reports of loud noises and activities associated with land clearing in a nearby lot and construction of a driveway that took place during the 2 weeks prior to the complete abandonment of the heronry.

Eagle predation and storms can't be prevented, but Skagit County can certainly strengthen its critical area ordinance to protect the herons from human activities that may cause abandonment of the heronries. Skagit Land Trust's proposed amendment to the CAO would allow Skagit County to do just that.

Great blue herons are particularly sensitive to unaccustomed human activities. They are known to have abandoned nesting sites in response to both intensification of activities they have lived with for many years, and the occurrence of unusual movements, noises and lights.

WDFW's Management Recommendations for Great Blue Heron gives guidance on how people and herons can best live alongside one another. Skagit Land Trust's proposal asks the County to be informed by these recommendations, and amend the County's CAO incorporating as many of these guidelines as possible, taking into account the unique location of each heronry and adapting the guidelines accordingly.

WDFW's Management Recommendations for Great Blue Heron suggest mapping the boundary of at least the largest colonies (those with 20 or more nests) in order to establish year

round and seasonal buffers to protect heronries from disturbing human activities.

At this time only 3 heronries of that size exist in Skagit County (the March Point heronry, the Samish Island heronry--now abandoned but herons have been reported to recolonize heronries up to 10 years post abandonment-- and the Barney Lake heronry). Using GPS, Skagit Land Trust annually identifies the location of the outermost nest trees for each of the heronries the Trust either owns or holds a conservation easement on, including the heronries at March Point, Samish Island, and Barney Lake. Sharing of this GPS data with the County and with WDFW, whose maps the County currently uses for identifying heronries within the County, would enable the County to easily create the maps required to delineate the year round and seasonal buffers for these 3 heronries.

WDFW's Management Recommendations for Great Blue Herons states that both year round and seasonal buffers must be established to best protect heronries. If great blue herons and property owners are to live in harmony, both year round and seasonal buffers are needed.

Year round buffers protect the forests within which nest trees are located from encroaching development. To protect breeding and nesting habitat, the cutting of trees and removal of vegetation is prohibited within year round buffers, except under particular circumstances.

Seasonal buffers protect herons from disturbing human activities throughout the breeding and nesting season, but allow these activities to take place during the nonbreeding season.

Skagit Land Trust's proposed amendment would require applicants for development and clearing permits to follow the guidelines established to protect the great blue herons, if the development and/or clearing activity would take place within the buffers.

Skagit Land Trust's proposal allows for mitigation for development and clearing activities and suggests the County follow the mitigation sequence described in WDFW's Management Recommendations for Great Blue Heron, a common sense approach taking into consideration how to best balance the needs of land owners with the needs of great blue herons.

In summary, Skagit Land Trust's proposal P-4: Great Blue Heron Protections asks that Skagit County informed by WDFW's Management Recommendations for Great Blue Heron, which are based on multiple scientific field studies and feedback from research experts and land use professionals, amend its CAO, incorporating into the CAO the WDFW recommendations in such a way that the unique locations and characteristics of each heronry with 20 or more nests are acknowledged, and the guidelines are adapted accordingly.

Please include Skagit Land Trust's P-4 proposal in this year's docket so that Skagit County's resident great blue herons will be able to thrive side by side with the people of Skagit County.

Thank you for considering my comments.

Anne Winkes
PO Box 586
Conway, WA 98238-0586
annewinkes@gmail.com
360-445-6914

From: [Anne Winkes](#)
To: [PDS comments](#)
Subject: Skagit County's 2019 Docket
Date: Monday, February 18, 2019 6:12:12 AM

Dear County Commissioners,

Please do not docket PL18-04005, the Avalon Fully Contained Community proposal.

The proposed Avalon Fully Contained Community is in conflict with Skagit County Countywide Planning Policy 1.1 that directs urban growth into existing Urban Growth Areas.

The proposed Avalon Fully Contained Community violates the 2002 Framework Agreement between Skagit County, The City of Burlington, The City of Mount Vernon, the City of Anacortes, the City of Sedro-Woolley, and the Town of La Conner.

To call Avalon a Fully Contained Community is a misnomer. A Fully Contained Community by definition provides adequate commercial, retail, health services and other infrastructure to fully support its population density. Avalon with its proposed population density of 8,500 people on approximately 585 acres of buildable land does not do so.

Docketing Avalon would be contrary to the guidelines of Skagit County's Comprehensive Plan, UGA designation policies and the Envision Skagit 2060 Citizen Committee Final Recommendations.

You have previously said "no" to the Avalon Fully Contained Community. The mayors of Skagit County's towns and cities have said "no". The citizens of Skagit County have said "no". Please continue to wisely protect our County from urban sprawl.

Please do not docket the Avalon Fully Contained Community proposal.

Thank you,

Anne Winkes
POB 586
Conway, WA
98238-0586
360-445-6914
annewinkes@gmail.com

From: [Ivana Wood](#)
To: [PDS comments](#)
Subject: Skagit County's 2019 Docket
Date: Tuesday, February 19, 2019 11:50:29 AM

I am against to the proposed Avalan development. Although I have been a Realtor in Skagit County for over 25 years I feel strongly this would negatively impact our community. What we need in this area is affordable housing not more high end housing. The below paragraph sums up some of the problems that would arise.

Reasons included concerns about impacts to adjacent farmland because of drainage off this hillside, storm water runoff, out of character for Skagit as it would be more densely developed than Mount Vernon, high end houses (not likely to help with housing crisis in Skagit County), there is not a process for approving these sorts of developments so this would open the door for all, should first develop a procedure, this sort of community creates sprawl, concerns about traffic and impact on adjacent farmland, outside a UGA (Urban Growth Area) and cities should be infilling before we develop another city, Bayview area not fully developed yet.

Please vote no!

Sincerely,

Ivana Wood
Re/Max Territory NW
Managing Broker, CRS, SRES, GRI
360-770-3550 mobile
www.skagitrealstate.com
ivanawood@remax.net



BYK Construction, Inc.

PO Box 619
Sedro Woolley, WA 98284
Office: 360-755-3101

February 11, 2019

To the Skagit County Commissioners:

This letter is to express BYK Construction's encouragement towards the Commissioners docketing the Avalon Project.

As we understand it, the Commissioners are faced with the decision to allow the docket or to not pressing any discussion towards another year away. We support docketing the project if for no reason other than to allow a discussion to happen regarding this style of community planning being allowed in the Skagit County area.

As I have let the Commissioners know in previous correspondence, I have been at the forefront of the battle for housing affordability for the last four years and am in support of increased County involvement to create and implement programs for affordable housing as well as supporting the private sector and market-rate housing. With the short supply of single and multi-family housing it is quite necessary for the County to spear-head the movement towards affordability. The lack of housing production in our area has been one of the main reasons we sit today with a housing availability and affordability crisis. The cost of land today is astronomical. At this point there are no plots across our great county in which a Builder, like BYK Construction, can buy affordable lots to build homes that are market rate. There are several expensive developments that do not meet any criteria for us to buy and build homes for sale. If the Avalon project or something similar were built today the increase in supply of lots would inevitably bring the cost of a lot down from its current high and additionally this would help affordability and availability in our county.

Storm water concerns, environmental concerns and traffic can all be dealt with during design processes. Today Developers can plan and build with low impact development techniques as to help protect the environment and keep projects that promote sustainability. Farm land can be protected and housing options can be more readily available with increasing housing production. However, if the discussion ceases to be started, we will all lose.

Our housing crisis gets worse and worse every month with no end in sight. Your leadership is what will drive this County to move forward or continue down the same path.

Thank you for your time. I welcome your comments or questions at paul@bykconstruction.com.

Sincerely,

Paul Woodmansee
President

JAN 30 2019

SKAGIT COUNTY
PDS

→ Skagit County PDS
1800 Continental Place
Mount Vernon, WA 98273

January 29, 2019

Re: Comments on the 2019 Docket – specifically re Comp Plan Amendment PL0405
Avalon Fully Contained Community - should be removed from the docket

I have grave concerns that approval of this project, due to a weird twist of fate, will set a precedent to promote leapfrog development and more urban sprawl.

More concerns if approved: Stormwater runoff and pollution, drainage problems, farmland impacts, wildlife habitat impacts, noise from extra traffic, pervasive lights - from many more buildings and traffic - glowing in the nighttime clouds. Will there be enough water? Any, infrastructure repairs the county might be required to do?

The population is stated to be 8,500 for this proposal. Who would stop it from becoming twice that? 4,000 houses provides a lot of space. Why encourage increasing populations here when we need to keep and balance farms, fish, and forest production? However, how can this development proposal meet approval under with the Growth Management Act? I agree with the comments provided by Ellen Bynum, of Friends of Skagit County.

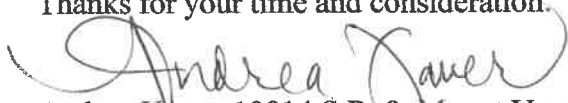
And, how can it be in line with the Mineral Overlay Designation? Again, I agree with with Ellen. Why would anything be “De-designated” - whatever that new term means. (Re-Designated?) “De-designation” establishes a dangerous precedent. The County could change zoning all over the place, with seemingly little effort. (Where’s Ag Reserve of mid 1990s [that I would like to see returned for those who want it on their ag lands])?

Why don’t our existing cities increase their densities some by building attractive, say 3-story apartment complexes, and provide for affordable housing, as well? Complexes could be “cutsied up” to look more rural and homey. And, they should stay out of their Urban Growth Areas – the city limits are **plenty** big enough. No need for urban sprawl and extensive infrastructure that’s expensive and hard to maintain and monitor for an assortment of issues.

Also, you might check out the State Dept. of Natural Resources (DNR) - <http://www.dnr.wa.gov/geologyportal> to see if there are any earthquake fault lines running near the project. I have a DNR paper map that seems to show some...relevant portion attached. Fault lines can have an influence of 8 miles wide. I wonder if the county’s map is incomplete. Anybody worried about safety?

---And, is anybody worried about turning this county into Seattle?---

Thanks for your time and consideration.

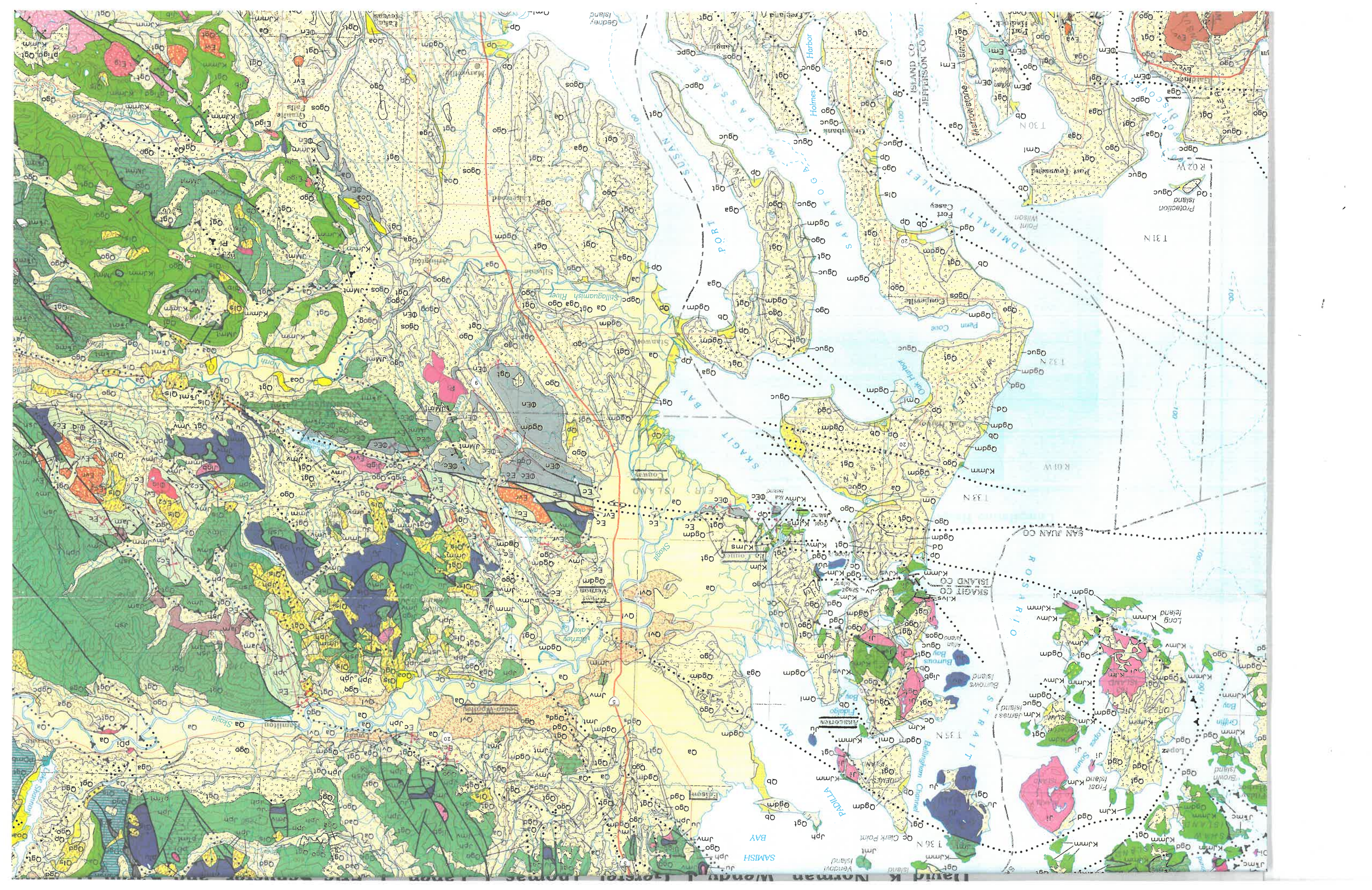


Andrea Xaver 19814 S.R. 9, Mount Vernon, WA 98274
(H: 360-422-8922, C: 360-202-9533)

cc: Co. Commissioners
(1 each/Commissioner)

Geologic Symbols

	Contact
	Scratch boundary -- Indicates unreconciled differences at source map boundaries
	Fault -- Dotted where concealed
	Reverse fault -- Dotted where concealed; R on upthrown block
	Dip-slip fault -- Bar and ball on downthrown side; dotted where concealed
	Strike-slip fault -- Arrows show relative horizontal movement; dotted where concealed
	Low-angle normal fault -- Blocks on upper plate; dotted where concealed
	Thrust fault -- Sawteeth on upper plate; dotted where concealed
	Oblique-slip fault -- Arrows show relative horizontal movement, bar and ball on downthrown side; dotted where concealed
	Anticline -- Showing direction of plunge; dotted where concealed
	Syncline -- Showing direction of plunge; dotted where concealed
	Overtured anticline -- Showing direction of plunge; dotted where concealed
	Overtured syncline -- Dotted where concealed
	Monocline -- Arrow on steeper limb
	Approximate maximum extent of pre-late Wisconsinan Cordilleran Ice Sheet
	Maximum extent of the late Wisconsinan Cordilleran Ice Sheet
	E1 dike
	E2 dike
	E3 dike



From: [Joanne Young](#)
To: [PDS comments](#)
Subject: Skagit County's 2019 Docket
Date: Saturday, February 16, 2019 12:10:55 PM

Dear County Commissioners:

Please vote NO on docketing the proposal submitted by developers to build the Avalon Fully Contained Community (FCC) three miles north of Burlington.

We believe the proposed project does not include adequate infrastructure to fully support its population density. Adding it to the 2019 docket would disregard decades of community led and supported comprehensive planning. We do not support changing the County's policies on growth management in order to allow the developers to build this new community.

Thank you for your attention to this issue.

Sincerely,
Joanne and Jim Young

From: [Joanne Young](#)
To: [PDS comments](#)
Subject: Skagit County's 2019 Docket
Date: Saturday, February 16, 2019 12:16:38 PM

Dear County Commissioners:

Please vote NO on docketing the proposal submitted by developers to build the Avalon Fully Contained Community (FCC) three miles north of Burlington.

We believe the proposed project does not include adequate infrastructure to fully support its population density. Adding it to the 2019 docket would disregard decades of community led and supported comprehensive planning. We do not support changing the County's policies on growth management in order to allow the developers to build this new community.

Thank you for your attention to this issue.

Sincerely,
Joanne and Jim Young
1903 8th St
Anacortes, WA 98221

From: [Joanne Young](#)
To: [PDS comments](#)
Subject: Skagit County's 2019 Docket: PL18-0405 Avon Fully Contained Community
Date: Saturday, February 16, 2019 12:39:04 PM

Dear County Commissioners:

Please vote NO on docketing the proposal submitted by developers to build the Avalon Fully Contained Community (FCC) three miles north of Burlington.

We believe the proposed project does not include adequate infrastructure to fully support its population density. Adding it to the 2019 docket would disregard decades of community led and supported comprehensive planning. We do not support changing the County's policies on growth management in order to allow the developers to build this new community.

Thank you for your attention to this issue.

Sincerely,
Joanne and Jim Young
1903 8th St
Anacortes, WA 98221

From: [anthony zumpano](#)
To: [PDS comments](#)
Subject: Amending the Skagit County Comprehensive Plan to Allow Consideration for the Avalon Proposal
Date: Friday, February 1, 2019 6:42:27 PM

Good Evening,

I am strongly against amending the Skagit County Comprehensive Plan to allow consideration of the Avalon Proposal. This would jeopardize the continuation of the Humane Society of Skagit Valley's Kelleher Road location on property leased from Skagit County. My family has been volunteering at the Humane Society for over a year and has adopted two animals during that time. The function they serve in our computer to help these forgotten animals is often forgotten. Please do not consider the Avalon Proposal.

Sincerely,

Anthony Zumpano
2704 Geer Ln
Anacortes, WA 98221

Sent from [Mail](#) for Windows 10