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584	Sharon Green	May 4, 2021 1:40 PM
585	Brad Clure	May 4, 2021 1:39 PM
586	Sanderson	May 4, 2021 1:39 PM
587	Harrison-Smith	May 4, 2021 1:34 PM
588	Harrison-Smith	May 4, 2021 1:31 PM
589	Margol Holmes	, May 4, 2021 1:27 PM
590	M. Thompson	May 4, 2021 1:23 PM
591	The Pelletiers	May 4, 2021 1:20 PM
592	Jennifer Weeks	May 4, 2021 1:14 PM
593	Ann Gifford	May 4, 2021 1:06 PM
594	Ann Gifford	May 4, 2021 1:06 PM
595	Sue Roane	May 4, 2021 1:06 PM
597	Ann Gifford	May 4, 2021 1:05 PM
598	The Pelletiers	May 4, 2021 1:05 PM
599	Hall	May 4, 2021 1:02 PM
601	Melissa Erlenbach	May 4, 2021 12:52 PM
602	Duck Loudermilk	May 4, 2021 12:51 PM
603	Nora Kammer	May 4, 2021 12:42 PM
605	Emily Hoffman	May 4, 2021 12:31 PM
606	Amy Davison	May 4, 2021 12:25 PM
607	KAY BARBIERI	May 4, 2021 12:20 PM
608	Bob Raymond	May 4, 2021 12:18 PM
609	Olson	May 4, 2021 12:14 PM
610	Margy Pepper	May 4, 2021 12:14 PM
611	Ana King	May 4, 2021 12:10 PM
612	Amy Cocheba	May 4, 2021 12:09 PM
613	Amy Cocheba	May 4, 2021 12:06 PM
614	Mary Stahl	May 4, 2021 12:05 PM
615	Bob Hodgman	May 4, 2021 12:01 PM
617	Susan Byrd	May 4, 2021 11:45 AM
618	Michael Brown	May 4, 2021 11:39 AM
619	ED Shop	May 4, 2021 11:37 AM
620	Nate Lloyd	May 4, 2021 11:17 AM
621	Theresa Sanders	May 4, 2021 11:12 AM
622	Nate Lloyd	May 4, 2021 11:08 AM
623	Ward	May 4, 2021 11:03 AM
624	Jeanne Carlson	May 4, 2021 11:02 AM

625	Mike Sanders	May 4, 2021 10:57 AM
626	Jamie Weiss	May 4, 2021 10:50 AM
627	Hall	May 4, 2021 10:44 AM
629	Janet McKinney	May 4, 2021 10:40 AM
631	Janet McKinney	May 4, 2021 10:40 AM
633	Burnett	May 4, 2021 10:22 AM
634	Rebecca Pratt	May 4, 2021 10:09 AM
635	Lorie Zahn	May 4, 2021 10:06 AM
636	Farrar	May 4, 2021 10:05 AM
637	Mary Brady	May 4, 2021 9:57 AM
638	Perle Bendixen	May 4, 2021 9:39 AM
639	Sandi Gish	May 4, 2021 9:35 AM
640	Hilliard	May 4, 2021 9:22 AM
641	Kayla Spangler	May 4, 2021 9:11 AM
642	Bunker	May 4, 2021 8:59 AM
643	Jaye Stover	May 4, 2021 8:46 AM
644	Madrone Moulton	May 4, 2021 8:36 AM
645	Kelly A	May 4, 2021 8:28 AM
646	Kotal	May 4, 2021 6:31 AM
647	Susan Tucker	May 4, 2021 6:21 AM
648	Peter Lincoln	May 4, 2021 4:05 AM
651	Mallorie Packard	April 30, 2021 11:42 PM
652	robert eaton	April 30, 2021 11:33 PM
653	Gimli SilverHammer	April 30, 2021 11:31 PM
654	Carol Lee	April 30, 2021 11:17 PM
655	liz kooy	April 30, 2021 11:12 PM
656	Nelson	April 30, 2021 11:10 PM
657	Couture	April 30, 2021 10:38 PM
658	Wendy Gray	April 30, 2021 9:54 PM
659	Brooks	April 30, 2021 9:48 PM
660	Shawna Borgman	April 30, 2021 7:29 PM
661	St. Pierre	April 30, 2021 7:19 PM
662	liz kooy	April 30, 2021 6:27 PM
663	Sarah Broderick	April 30, 2021 6:05 PM
665	Gregory	April 30, 2021 5:51 PM
667	Sarah Broderick	April 30, 2021 5:49 PM
669	Aaron Olson	April 30, 2021 4:54 PM
670	John GUNN	April 30, 2021 4:50 PM
671	Tabor	April 30, 2021 4:42 PM
672	Pam Volentine	April 30, 2021 4:36 PM
673	Anderson	April 30, 2021 3:54 PM
675	Beverly Faxon	, April 30, 2021 3:41 PM
678	Tim Knue	April 30, 2021 3:16 PM
679	Jane Page	April 30, 2021 2:56 PM
680	Anne Bromwell	April 30, 2021 2:48 PM
681	Anderson	April 30, 2021 2:37 PM
682	Margery Hite	April 30, 2021 2:27 PM

685	Leanne Hall	April 30, 2021 2:19 PM
686	Allan Carlson	April 30, 2021 1:54 PM
687	Scott Rhodes	April 30, 2021 1:54 PM
688	Kelly Stockton	April 30, 2021 1:41 PM
689	Mark Warren	April 30, 2021 1:41 PM
691	Nancy Crowell	April 30, 2021 1:23 PM
692	Susanne Arriaza	April 30, 2021 1:02 PM
693	Josefina Beecher	April 30, 2021 12:39 PM
694	Trina Carlson	April 30, 2021 12:26 PM
695	Brems	April 30, 2021 12:25 PM
696	Scott Rhodes	April 30, 2021 12:21 PM
697	C Reid	April 30, 2021 11:55 AM
698	Brianna Bobiak	April 30, 2021 11:54 AM
699	jake hanby	April 30, 2021 11:54 AM
700	C Reid	April 30, 2021 11:44 AM
701	Maura O'Neill	April 30, 2021 11:40 AM
702	Christy Erickson	April 30, 2021 11:19 AM
703	Patrice Lundquist	April 30, 2021 11:12 AM
704	Mariah Brown-Pounds	April 30, 2021 11:07 AM
705	Jon Hill	April 30, 2021 10:14 AM
706	Todd Ouellette	April 30, 2021 10:14 AM
707	Janice Wiggers	April 30, 2021 10:11 AM
708	Heartwood	April 30, 2021 10:03 AM
709	Collins	April 30, 2021 10:03 AM
710	Sandy Hodge	April 30, 2021 9:21 AM
711	Sandy Hodge	April 30, 2021 9:03 AM
712	Cathy Markham	April 30, 2021 8:50 AM
713	Chris Soler	April 30, 2021 8:31 AM
714	Rich Bergner	April 30, 2021 8:48 AM
715	Melissa Erlenbach	April 30, 2021 8:48 AM
716	Esther Luttikhuizen	April 30, 2021 8:22 AM
717	Whyte	April 30, 2021 8:13 AM
718	don hanna	April 30, 2021 7:57 AM
719	Sam Hill	April 29, 2021 5:36 PM
720	SteveDian Jahn	April 29, 2021 5:09 PM
721	Lucy Bradshaw	April 30, 2021 6:52 AM
722	Amy Moe	April 30, 2021 6:38 AM
723	Valerie Newsom	April 29, 2021 11:16 PM
725	Katie Clements	April 29, 2021 9:36 PM
726	Ted Furst	April 29, 2021 9:28 PM
727	maggie wilder	April 29, 2021 9:15 PM
728	Alexa Robbins	April 29, 2021 8:27 PM
729	Nora Pederson	April 29, 2021 8:19 PM
730	Douglas Mills	April 29, 2021 7:20 PM
731	Phoebe Barnard	April 29, 2021 6:21 PM
732	Dan Sr	April 29, 2021 6:20 PM
733	Denise Wolf Sprague	April 29, 2021 6:18 PM

734	Gene Derig	April 29, 2021 5:38 PM
735	Barbara Martin	April 29, 2021 5:32 PM
736	Victor Sandblom	April 29, 2021 5:31 PM
737	Barbara Martin	April 29, 2021 5:26 PM
738	Carolym Rees	April 29, 2021 9:35 AM
739	Rhonda Nelson	April 29, 2021 10:17 AM
740	Sandy Tenneson	April 29, 2021 9:09 AM
741	Josh Nipges	April 29, 2021 7:14 AM
742	Friends of Skagit County	April 28, 2021 9:21 AM
750	Rosann Wuebbels	April 21, 2021 6:11 AM
751	Linda Hammons	, April 30, 2021 4:32 PM
752	Melanie Hunter	April 30, 2021 8:37 AM
753	Cathy Markham	April 30, 2021 8:39 AM
754	G Wells	April 30, 2021 9:22 AM
755	Maura O'Neill	April 30, 2021 11:36 AM
756	Nancy Crowell	April 30, 2021 1:24 PM
757	Christy Erickson	April 30, 2021 11:21 AM
758	Esther Luttikhuizen	April 30, 2021 8:18 AM
759	Tim Knue	April 30, 2021 3:14 PM
760	Ann Wiley	April 30, 2021 6:00 AM
761	Polinsky	April 30, 2021 10:17 AM
762	Jackson	April 30, 2021 12:22 PM
763	Leslie's Desktop	April 30, 2021 10:48 AM
764	Vicki Brems	April 30, 2021 12:25 PM
765	Mariah Brown-Pounds	April 30, 2021 11:03 AM
766	Eileen Frazier	April 30, 2021 12:17 PM
767	Nick Allison	April 30, 2021 10:21 AM
768	Linda Sanford	April 30, 2021 8:58 AM
769	Joan Barlow	April 30, 2021 2:06 PM
770	Madeleine Roozen	April 30, 2021 12:07 PM
771	Greg Whyte	April 30, 2021 8:25 AM
772	David Pierson	April 30, 2021 11:07 AM
773	Susan Berg	April 30, 2021 9:25 AM
774	P WILSON	April 30, 2021 12:05 PM
775	Leanne Hall	April 30, 2021 2:16 PM
776	Ranger Kidwell-Ross	April 30, 2021 10:17 AM
777	Gayle Smith	April 29, 2021 9:42 PM
779	Martha Porteous	April 29, 2021 8:45 PM
780	Nora Pederson	April 29, 2021 8:17 PM
781	Phoebe Barnard	April 29, 2021 6:21 PM
782	Jessica Espy	April 29, 2021 6:20 PM
783	Denise Wolf Sprague	April 29, 2021 6:13 PM
784	Edward Donnellan	April 29, 2021 10:50 PM
785	Monique Chastain	April 29, 2021 11:21 PM
787	**Late Comments**	May 5, 2021 4:30 PM

From: Peter Gill
Sent: Thursday, May 6, 2021 10:56 AM
To: PDS comments
Subject: FW: LR20-04

From: Ellen Gamson <ellengamson@gmail.com>
Sent: Wednesday, May 5, 2021 4:26 PM
To: PDS comments <pdscomments@co.skagit.wa.us>; Planning & Development Services <planning@co.skagit.wa.us>
Subject: Re: LR20-04

To Skagit County Commissioners, Skagit County Planning and Development Services, and Whom it May Concern:

My name is Ellen Gamson, and I reside at 18599 Chanterelle Ln, Mt Vernon, WA 98274.

I am writing to oppose the amendments to the Countywide Planning Policies that have been proposed by Bill Sygitowicz and Skagit Partners LLC in LR20-04. These amendments would validate the establishment of a process to allow urbanization and population density to begin being concentrated in currently rural areas of Skagit County which are outside of the Urban Growth Areas already designated under the Growth Management Act; a clear violation of the land use management and population growth management principles that form the basis of the Growth Management Act. Fully Contained Communities have been attempted and rejected already by neighboring western Washington counties that have a great deal more resources to bring to bear and been unsuccessful. King County has also halted such development. "Fully contained communities suffer on two points. Retail and commercial development lags far, far behind expectations in the sales pitch. Redmond Ridge in King County gets mentioned as Exhibit A, the last such development allowed in the county." **Skagit County would do well to learn from the mistakes of others.**

I virtually attended the public hearing regarding the proposed 2021 Comp Plan Amendments on May 3, 2021 and heard more than half a dozen concerned citizens speak in opposition, bringing up important considerations such as storm water runoff management, inadequate surface roads, and already frequently dangerous traffic conditions daily along I-5 at the Cook Road Exit and Bow Hill Area, as well as overburdening our law enforcement and the affected education districts where Skagit Partners, LLC will proceed with FCC development if these amendments are adopted. I am sure there are many other powerful considerations not mentioned here, including impacts to the water table, carbon emission generated by 3500 households, etc.

As speaker Margery Hite said at the hearing, this type of development will change the rural character of Skagit County to suburban forever, and should best be considered during the periodic Comprehensive Plan Update process. In fact, I believe they were considered during the last Comp Plan Update, and rejected.

In my opinion, the County should encourage and partner with the cities to facilitate housing density in the areas already set aside for such development, whether it be new or infill. Only when these areas are fully developed as intended should the possibility of creating a new urban or suburban development be entertained, with an appropriate intensity of review of all impacts and with large scale investment in public infrastructure needed BEFORE the fact, rather than after. **Our cities' current failures in pursuit of good solutions to our housing crisis should not result in the County's pursuit of a bad solution.**

Thank you for your attention to my concerns.

From: Clair <msclair_54@frontier.com>
Sent: Wednesday, May 5, 2021 7:16 PM
To: PDS comments
Subject: Fwd: Fully Contained Communities

Susan Zamaria
Sent from my iPhone

Begin forwarded message:

> **From:** Clair <msclair_54@frontier.com>
> **Date:** May 5, 2021 at 3:23:58 PM PDT
> **To:** pdscomments@co.skagit.wa.us
> **Subject: Fully Contained Communities**
>
> Dear Skagit County Commissioners:
> Ron Wesen, Peter Browning & Lisa Janicki:
>
> I am writing you to let you know I oppose Fully Contained Communities.
> Please vote NO for Skagit County to amend its planning policies to allow Fully Contained Communities. That would ruin our way of life here in our special county.
> The law states growth should be in the cities not in our rural county, please do not amend our county's Comprehensive Plan, it would bring only negative results.
> Thank you,
> Susan Zamaria,

1629 S. 3rd Street
Mount Vernon, Wa. 98273-4909

> A concerned taxpayer and property owner
>
> Susan Zamaria
> Sent from my iPhone

From: ted maloney <ted.maloney@hotmail.com>
Sent: Wednesday, May 5, 2021 5:02 PM
To: PDS comments
Subject: Skagit County's 2021 Docket of Proposed Policy, Code, and Map Amendments"

I am writing in opposition to the proposal for a fully contained community near Burlington. County planning policies that direct growth to local cities' urban growth boundaries must be followed. Yes, we need more affordable housing, but this proposal not only doesn't accomplish that, but it is not the right way to go about doing it. Solving one problem by creating another is not good leadership. The "fully contained community" moniker is highly misleading. It is just another suburban, bedroom community sprawl. Ever go for a walk in Eaglemont? Lovely place, nice homes. But to buy a quart of milk you have to drive a long way out of that development – there is nothing fully-contained about these kinds of developments and there never has been. It just replicates the mistakes that have been made ever since the idea of suburbs popped up with the advent of the Interstate highways and our car-obsessed culture. Whatever efforts the County is making to reverse climate change, this goes directly against it.

Please do not adopt or recommend allowing this kind of development in Skagit County.

Thank you.

Ted Maloney
2017 Woodridge Ave
Mount Vernon WA

From: kalexandra <kalexandra@comcast.net>
Sent: Wednesday, May 5, 2021 4:58 PM
To: PDS comments
Subject: Skagit County's 2021 Docket of Proposed Policy Code and Map Amendments

Skagit County's Growth Management Steering Committee, made up of the Mayors from our local towns and cities in addition to all three County Commissioners, has consistently year after year said no to discarding 32-years of planning for one developer.

I join SPF, the mayors of our our local cities and hundreds of Skagitonians in saying **NO** to ignoring the **County Wide Planning Policies** that direct urban growth into the existing Urban Growth Area instead of creating sprawl.

You must vote **NO to allowing Fully Contained Communities in Skagit County.**

Sincerely, Kathryn Alexandra
4311 Ginnett Rd
Anacortes, WA 98221

From: ted maloney <ted.maloney@hotmail.com>
Sent: Wednesday, May 5, 2021 4:55 PM
To: Commissioners
Subject: oppose "fully contained community" proposal

Dear Commissioners,

I am writing in opposition to the proposal for a fully contained community near Burlington. County planning policies that direct growth to local cities' urban growth boundaries must be followed. Yes, we need more affordable housing, but this proposal not only doesn't accomplish that, but it is not the right way to go about doing it. Solving one problem by creating another is not good leadership. The "fully contained community" moniker is highly misleading. It is just another suburban, bedroom community sprawl. Ever go for a walk in Eaglemont? Lovely place, nice homes. But to buy a quart of milk you have to drive a long way out of that development – there is nothing fully-contained about these kinds of developments and ther never has been. It just replicates the mistakes that have bee made ever since the idea of suburbs popped up with the advent of the Interstate highways and our car-obsessed culture. Whatever efforts the County is making to reverse climate change, this goes directly against it.

Your community and voters look to you for sensible leadership and smart decision-making. Please don't disappoint us.

Ted Maloney
2017 Woodridge Ave
Mount Vernon WA

From: Mike Pearl <pcc2007@comcast.net>
Sent: Wednesday, May 5, 2021 4:28 PM
To: PDS comments
Subject: Fwd: "Skagit County's2021 Docket of Proposed Policy, Code and Map Amendments"

This may be a duplicate as th e subject line in the original email was perhaps not clear.
Please include the correct email.
Thank you
Mike R. Pearl 1617 O Ave
Anacortes WA, 98221

---------- Original Message ----------
From: Mike Pearl <pcc2007@comcast.net>
To: "pdscomments@co.skagit.wa.us" <pdscomments@co.skagit.wa.us>
Date: 05/05/2021 4:23 PM
Subject: S"Skagit County's2021 Docket of Proposed Policy, Code and Map Amendments"ap

Dear Commissioners:

i would like you to add my voice to the many, many citizens of Skagit County who strenuously object to the " Avalon "Fully Contained Community" Proposal.

- It is against and in conflict with the Skagit County Countywide Planning Policies, inconsistent with the agreements between Skagit County and local municipalities to sustainably manage growth and most importantly to 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 is a violation of the County Wide Planning Policies and the framework agreement between Skagit County, and the Cities of Burlington, Mt. Vernon, Anacortes, Sedro Wooley and the Town of La Connor.
- This proposal is also inconsistent with the Skagit County Comp Plan, UGA designation Policies, and Envision Skagit 2060 Citizen Committee Final Recommendations.
- Please vote NO on docketing this proposal.

We cannot allow FCC's in Skagit County!

Sincerely,

Mike R. Pearl
1617 O Ave
Anacortes, Wa, 98221

360-708-0388
pcc2007@comcast.net

From: Nancy Lynch <nnlynch328@gmail.com>
Sent: Wednesday, May 5, 2021 4:27 PM
To: PDS comments
Subject: Vote "no" on docketing LR20-4.

Dear County Commissioners,
Please do not change the character of Skagit County by allowing major residential development in the countryside. Please honor your previous commitment to steer future development & growth to cities and towns. Vote no on allowing Fully Contained Communities in Skagit County. Do not let developers turn Skagit County into a suburb! Vote no on Docket No LR20-4

Sincerely,
Nancy Lynch & George Kegley
1319 Digby Place
Mount Vernon, WA. 98274

From: Casey Goodwin <caseygoodwin97@gmail.com>
Sent: Wednesday, May 5, 2021 4:26 PM
To: PDS comments
Subject: Skagit County's 2021 Docket of Proposed Policy, Code, and Map Amendments

May 5, 2021

To Whom it May Concern,

Thank you for the opportunity to comment on the 2021 Docket requests. I would like to record my opposition to LR20-04, the Fully Contained Community proposal, submitted by Skagit Partners, LLC (Sygitowicz).

1. Including an FCC "process" as a docket request from a landowner is disingenuous. Skagit Partners has a previously documented interest in developing their Avalon FCC. If the County can document that there is a genuine need for an FCC, the County and the Cities are required by the Growth Management Act to collaborate around population allocations and then determine if an FCC is justified. The FCC "process" should not be initiated by landowners with site-specific interests.

2. The growth analysis submitted by Skagit Partners LLC does not document the need for an FCC. The analysis documents a need for the County and cities to better incentivize urban growth and better discourage rural growth. This can be done through increasing density in the UGAs and encouraging ADUs in the urban growth areas and downzoning in the rural areas.

3. Snohomish County experienced a disaster when they initially allowed FCCs. They ended up removing their FCC process completely in 2009 after years of frustration and public outrage.
AMENDED ORDINANCE NO. 09-044 AMENDING THE POPULATION AND EMPLOYMENT AND LAND USE CHAPTERS OF THE SNOHOMISH COUNTY GROWTH MANAGEMENT ACT COMPREHENSIVE PLAN (GMACP) AND DEVELOPMENT REGULATIONS TO ELIMINATE PROVISIONS FOR FULLY CONTAINED COMMUNITIES (FCCs) (GPP16 – FULLY CONTAINED COMMUNITIES).

4. The Puget Sound Regional Council's executive board endorsed Vision 2050, a regional planning strategy that includes the goal MPP-DP-34, listed on page 112, which states: "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."

If we can learn from our neighbors to the south, please do not enter the FCC arena lightly. I believe Planning Staff has erred in recommending inclusion of LR20-04 in the 2021 docket request. Please do not include it.

Sincerely,

Casey Goodwin

1303 South 11th Street

Mount Vernon WA. 98274

From: Ellen Gamson <ellengamson@gmail.com>
Sent: Wednesday, May 5, 2021 4:26 PM
To: PDS comments; Planning & Development Services
Subject: Re: LR20-04

To Skagit County Commissioners, Skagit County Planning and Development Services, and Whom it May Concern:

My name is Ellen Gamson, and I reside at 18599 Chanterelle Ln, Mt Vernon, WA 98274.

I am writing to oppose the amendments to the Countywide Planning Policies that have been proposed by Bill Sygitowicz and Skagit Partners LLC in LR20-04. These amendments would validate the establishment of a process to allow urbanization and population density to begin being concentrated in currently rural areas of Skagit County which are outside of the Urban Growth Areas already designated under the Growth Management Act; a clear violation of the land use management and population growth management principles that form the basis of the Growth Management Act. Fully Contained Communities have been attempted and rejected already by neighboring western Washington counties that have a great deal more resources to bring to bear and been unsuccessful. King County has also halted such development. "Fully contained communities suffer on two points. Retail and commercial development lags far, far behind expectations in the sales pitch. Redmond Ridge in King County gets mentioned as Exhibit A, the last such development allowed in the county." **Skagit County would do well to learn from the mistakes of others.**

I virtually attended the public hearing regarding the proposed 2021 Comp Plan Amendments on May 3, 2021 and heard more than half a dozen concerned citizens speak in opposition, bringing up important considerations such as storm water runoff management, inadequate surface roads, and already frequently dangerous traffic conditions daily along I-5 at the Cook Road Exit and Bow Hill Area, as well as overburdening our law enforcement and the affected education districts where Skagit Partners, LLC will proceed with FCC development if these amendments are adopted. I am sure there are many other powerful considerations not mentioned here, including impacts to the water table, carbon emission generated by 3500 households, etc.

As speaker Margery Hite said at the hearing, this type of development will change the rural character of Skagit County to suburban forever, and should best be considered during the periodic Comprehensive Plan Update process. In fact, I believe they were considered during the last Comp Plan Update, and rejected.

In my opinion, the County should encourage and partner with the cities to facilitate housing density in the areas already set aside for such development, whether it be new or infill. Only when these areas are fully developed as intended should the possibility of creating a new urban or suburban development be entertained, with an appropriate intensity of review of all impacts and with large scale investment in public infrastructure needed BEFORE the fact, rather than after. **Our cities' current failures in pursuit of good solutions to our housing crisis should not result in the County's pursuit of a bad solution.**

Thank you for your attention to my concerns.

Ellen Gamson

From: Casey Goodwin <caseygoodwin97@gmail.com>
Sent: Wednesday, May 5, 2021 4:25 PM
To: Commissioners
Subject: Please Vote No on Allowing Fully Contained Communities in Skagit County

Dear Commissioners,

Thank you for the opportunity to comment on the 2021 Docket requests. I would like to record my opposition to LR20-04, the Fully Contained Community proposal, submitted by Skagit Partners, LLC (Sygitowicz).

1. Including an FCC "process" as a docket request from a landowner is disingenuous. Skagit Partners has a previously documented interest in developing their Avalon FCC. If the County can document that there is a genuine need for an FCC, the County and the Cities are required by the Growth Management Act to collaborate around population allocations and then determine if an FCC is justified. The FCC "process" should not be initiated by landowners with site-specific interests.

2. The growth analysis submitted by Skagit Partners LLC does not document the need for an FCC. The analysis documents a need for the County and cities to better incentivize urban growth and better discourage rural growth. This can be done through increasing density in the UGAs and encouraging ADUs in the urban growth areas and downzoning in the rural areas.

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4. The Puget Sound Regional Council's executive board endorsed Vision 2050, a regional planning strategy that includes the goal MPP-DP-34, listed on page 112, which states: "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."

If we can learn from our neighbors to the south, please do not enter the FCC arena lightly. I believe Planning Staff has erred in recommending inclusion of LR20-04 in the 2021 docket request. Please do not include it.

Sincerely,

Casey Goodwin

1303 South 11th Street

Mount Vernon WA. 98274

From: Mike Pearl <pcc2007@comcast.net>
Sent: Wednesday, May 5, 2021 4:23 PM
To: PDS comments
Subject: S"Skagit County's2021 Docket of Proposed Policy, Code and Map Amendments"ap

Dear Commissioners:

i would like you to add my voice to the many, many citizens of Skagit County who strenuously object to the " Avalon "Fully Contained Community" Proposal.

- It is against and in conflict with the Skagit County Countywide Planning Policies, inconsistent with the agreements between Skagit County and local municipalities to sustainably manage growth and most importantly to 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 is a violation of the County Wide Planning Policies and the framework agreement between Skagit County, and the Cities of Burlington, Mt. Vernon, Anacortes, Sedro Wooley and the Town of La Connor.
- This proposal is also inconsistent with the Skagit County Comp Plan, UGA designation Policies, and Envision Skagit 2060 Citizen Committee Final Recommendations.
- Please vote NO on docketing this proposal.

We cannot allow FCC's in Skagit County!

Sincerely,

Mike R. Pearl
1617 O Ave
Anacortes, Wa, 98221

360-708-0388
pcc2007@comcast.net

From: Susie Wilson <wilson@whalls.com>
Sent: Wednesday, May 5, 2021 4:19 PM
To: PDS comments
Subject: Skagit County's 2021 Docket of Proposed Policy, Code, and Map Amendments

To whom it may concern:

Fully Contained Communities contribute to urban sprawl By some sort of definition maybe they are fully contained, but it makes no sense to essentially build a new community instead of keeping the population centralized around current growth which truly is fully contained. Didn't we just go through this proposal? Wasn't it apparent that Skagit citizens did not want this expansion?

Apparently your decision at this time is around the consideration of an amendment to the Countywide Planning Policies. It seems that it should be obvious from the reaction you are experiencing that this topic needs a more deliberate process before reaching any decision, not just possibly tacking on an Amendment requested by a self serving group. This issue is more inline with the deliberations involved in processes such as the Comprehensive Plan, Growth Management Act and Envision Skagit.

Thank you for thinking this through and not being snowed by developers/attorneys whose motives may well not be in the best interest of the residents of Skagit County.

Sincerely,

Susan Wilson
Mount Vernon

From: Emma Hite <emma.e.hite@gmail.com>
Sent: Wednesday, May 5, 2021 4:09 PM
To: PDS comments; Commissioners
Subject: Skagit County's 2021 Docket of Proposed Policy, Code, and Map Amendments

Dear Skagit County Board of Commissioners,

I write to you today to urge you to reject the FCC (fully contained communities) proposal discussed in the hearing on Monday, May 3rd, 2021, and vote against docketing the proposal.

I am deeply concerned that the FCC proposal will act as a Trojan horse for suburban sprawl into our beautiful and unique county. The proposal for Fully Contained Communities (FCCs) is inconsistent and in conflict with the Skagit County Countywide Planning Policies (CPPs) which have been mutually agreed to by Skagit County and local municipalities to sustainably manage growth and to direct all urban growth into existing Urban Growth Areas.

We have small cities, towns, and rural hamlets all over the county that grow organically as people are drawn to different communities within our county. To that end, 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 is violation of the 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.

We are living through a housing crisis in Skagit County. However, any proposals to meet that housing crisis should have the best interests of Skagitonians at heart, not private interests that put profits over people and our future. Moreover, I sincerely request that the board take more time to research the short- and long-term impacts of FCCs on our county. It should be the people, as represented by county government, who develop and implement housing and land-use proposals to serve our communities.

Why let a private development company dictate where county government and the people of Skagit County will put their money and energy when it comes to providing housing and services? When I looked up the name of the developer who spoke in favor of the FCC proposal on Monday, the name "Bill Sygitowicz" turned up a tax-evasion lawsuit against a "William Sygitowicz" regarding residential property in Bellingham. Is this possibly the same individual who would be leading the FCC development and thus shaping Skagit County's future?

I love my county. I went to Allen Elementary, graduated from Burlington-Edison High School, and was lucky enough to move back here after years of school and work in other states and countries. Many of my B-EHS classmates have similar stories about returning home to re-establish their roots, raise families, and re-invigorate their communities after moving away after high school.

As Dorothy said, "there's no place like home". I dread the thought of my home county transforming from a wonderful rural county to a suburban one. When I drive through northern Bellingham or the Marysville area, I thank my lucky stars that Skagit County has steadfastly preserved its rural character. I implore you to keep preserving our county for the good of all Skagitonians.

I respectfully urge you to vote no on docketing this proposal. Thank you for your time and consideration.

Sincerely,

Emma Hite

From: Suzanne Butler <suzanne.butler@outlook.com>
Sent: Wednesday, May 5, 2021 4:01 PM
To: Commissioners
Subject: Ammendment LR20-40

Dear Commissioners Browning, Janicki, and Wesen,

Skagit County's Growth Management Act was designed to keep our county unique. It must not become subject to sprawl which will be a clear threat if you allow FCCs. Density belongs in the cities, not in rural areas. FCCs will destroy the rural, agricultural, and scenic treasures for which the county is famous. Several counties that allowed them have reversed the decision or are trying.

Please do not docket LR20-40.

Respectfully, Suzanne Butler

109 S 9th St

Mount Vernon, WA

360 336 0163

From: warren carr <warrenbcarr@hotmail.com>
Sent: Wednesday, May 5, 2021 3:57 PM
To: PDS comments; Commissioners
Subject: Skagit County's 2021 Docket of Proposed Policy, Code and Map Amendments (Avalon FCC)

Dear Commissioners:

The Proposal being put forth as Avalon fully contained Community is inconsistent and in conflict with the Skagit County Countywide Planning Policies (CPPs) which have been mutually agreed to by Skagit County and local municipalities to sustainably manage growth and to direct all urban growth into EXISTING Urban Growth Areas.

Moving forward with docketing this proposal is, I believe, in violation of the 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.

Please vote **NO** for this proposal. Thank you.

Sincerely,

Warren Carr
2509 H Ave.
Anacortes, WA 98221
360-722-2001

From: Christine Kohnert <ckohnert@hotmail.com>
Sent: Wednesday, May 5, 2021 3:55 PM
To: PDS comments
Subject: Docket LR 20-4

Dear Commissioners,

The docket (LR 20-4) to adopt a comprehensive plan change to allow major residential development in Skagit County is pretty much the opposite of what constituents wanted according to the County's growth management plan. It feels like the County administration is circumventing honorable processes and rules to push through a growth plan that the majority of constituents do not favor.

The County made a commitment to send 80% of the population growth to urban areas. Instead the County is considering this docket that would allow our treasured rural and forested areas to be turned into urban areas. To make matters worse these FCCs are unlikely to fulfill the local housing Skagit County desperately needs, but much more likely to attract high income retirees from outside Skagit County.

Please protect our prized rural lands in Skagit County. Do not allow developers to turn it into a suburb. Vote no on allowing FCCs in Skagit County. Vote no on docketing LR 20-4

Thank you for seriously considering the will of your constituents.

Christine Kohnert
ckohnert@hotmail.com
1502 Bernice Street
Mount Vernon WA 98274

From: Leslie Hoffman <dwightandles@gmail.com>
Sent: Wednesday, May 5, 2021 3:37 PM
To: Commissioners; PDS comments
Cc: Carmen Spofford
Subject: A Critical Issue for Skagit County

Commissioners:

I cannot believe you are rubber stamping this proposal to allow this development to take place without any hearings, so that the citizens cannot have any input, whatsoever, on how this proposal might impact our community.

I did not know that the oligarchs could just show up and that you , an elected representative of OUR community, would just arbitrarily decide that it would be ok to steam roll this development through.

It seems as though you either don't give a damn what your constituents think or in some way money has changed hands. Either way, it sounds as if you have chosen to shove this down the throats of the community, passing it off as "jobs". To hell with what the increase in population might have on our infrastructure, let alone the environment and quality of life! Would you, as Commissioners want to live cheek to jowl with your neighbors in houses that can only be differentiated by the color or by using your GPS? I don't think so.

Approving this proposal without a full hearing and without the involvement of the citizens, is not good government.

Sincerely,

Bruce Wick and Carmen Spofford
3429 Green Cliffs Road
Anacortes, WA 98221

From: Laurie Sherman <shermanpt@gmail.com>
Sent: Wednesday, May 5, 2021 3:25 PM
To: Commissioners
Subject: Docketing LR20-4

Dear Commissioners,
Please do not disregard the Countywide Planning Policies that direct growth into already existing developed areas! The Avalon FCC, "fully contained community" would set a dangerous precedent and encourage other developments, thus more sprawl in our county. It is not truly self contained, as Burlington will manage the sewage and the PUD (Skagit River) is to serve for backup water. Skagit R already has low water issues and development upriver has been stalled.

The last time Avalon was proposed, I remember the dikes commissioner stating it would be very difficult to manage/protect during flood season. This area is near the flood zone and offers critical wetland areas to manage and filter excess water.

Where would these people go to school, get healthcare, or work?Can the schools and hospital handle this growth? Has a Transportation study been done to see if I-5 can handle the additional traffic? We already have traffic congestion with existing roads and on I-5. Who will pay for road improvements?

Do not ado.pt the comprehensive plan change. We need to prepare for growth in a way that preserves agriculture.
Instead lets work with SCOG, and the GMASC, to determine prospective development locations. Let's build net zero, efficient, housing within existing zoned areas. We need our farmland, it will feed us in the near future! It will become abundantly clear as the effects of climate change impact world food sourcing, transportation, etc. Now is the time to make the critical decisions that will prepare us for the future. Please, think long and hard.
Laurie Sherman
4596 Ginnett Rd
Anacortes WA
98221

From: Kamriell Welty <kwelty@avalonlinks.com>
Sent: Wednesday, May 5, 2021 3:23 PM
To: Commissioners
Subject: Public Comment for Skagit County Commissioners Meeting
Attachments: May 5 Skagit County Letter.pdf

Please see the attached letter as public comment for the upcoming meeting.

Thank you,

KAMRIELL WELTY | *director of communications*

AVALON LINKS
(360) 757-1900 EXT. 130
WWW.AVALONLINKS.COM

From: Clair <msclair_54@frontier.com>
Sent: Wednesday, May 5, 2021 3:24 PM
To: PDS comments
Subject: Fully Contained Communities

Dear Skagit County Commissioners:
Ron Wesen, Peter Browning & Lisa Janicki:

I am writing you to let you know I oppose Fully Contained Communities.
Please vote NO for Skagit County to amend its planning policies to allow Fully Contained Communities. That would ruin our way of life here in our special county.
The law states growth should be in the cities not in our rural county, please do not amend our county's Comprehensive Plan, it would bring only negative results.
Thank you,
Susan Zamaria,
A concerned taxpayer and property owner

Susan Zamaria
Sent from my iPhone

From: Anne Chase-stapleton <achasestapleton@wavecable.com>
Sent: Wednesday, May 5, 2021 3:20 PM
To: Commissioners
Subject: no to the contained community

Dear County Commissioners:
As a long time resident of this beautiful farm community, I urge you to take the contained community issue off the docket.
It is not something we need to address again. Walmart, Ikea, Amazon...the scale of these corporate monoliths destroys community and the human scale that gives a community an organically grown personality.

Please send a clear NO to this proposal from an outside developer who wants to profit off the destruction of the Skagit Valley.

Thank you
Anne Chase-Stapleton
Samish Island

From: Evergreen Islands <evergreen.islands@outlook.com>
Sent: Wednesday, May 5, 2021 3:19 PM
To: Lisa Janicki; Peter Browning; Ron Wesen; Commissioners; Tawnee Clearbrook
Cc: Hal Hart; Michael Cerbone; Peter Gill; Evergreen Islands; Kyle Loring (LoringAdvising); Planning & Development Services
Subject: Skagit County Comp Plan Docket: Comp Plan Amendment LR20-04 Fully Contained Community
Attachments: EvergreenIslands_CommentLetter_CompPlan_Amendment-LR20-04 – FullyContainedCommunity_20210505.pdf

EVERGREEN ISLANDS

March 5, 2021

To: Skagit County Board of Commissioners:
Ron Wesen (District 1), Peter Browning (District 2), Lisa Janicki (District 3)
cc: Evergreen Islands Board of Directors, Kyle Loring (Loring Advising)
Hal Hart (Skagit PDS), Michael Cerbone (Skagit PDS), Peter Gill (Skagit PDS)

Re: Skagit County Comp Plan Amendment LR20-04 Fully Contained Community proposal

Dear Commissioners:

Evergreen Islands is opposed to amending the Skagit County Comprehensive Plan to allow Fully Contained Communities or Urban Villages anywhere in Skagit County. 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 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

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.

GMA Issues:

RCW 36.70A.020, Planning goals.

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

The 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 Fully Contained Communities take future population growth away from Burlington, Mount Vernon, and Sedro-Woolley. Are these central Skagit County cities willingly give away their growth potential?

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;

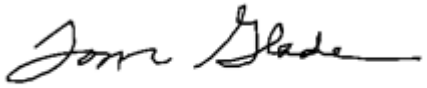
This provision is what shot down the Tethys Water Bottling Plant proposal. The City of Anacortes tried to expand its UGA to allow the Tethys proposal, but they were required to change their Comp Plan during a major update year. They could have updated their Comp Plan with an Emergency Comp Plan Amendment, 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.

CONCLUSION

Evergreen Islands is opposed to the allowance of Fully Contained Communities because Skagit County WILL NOT "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." We urge the Skagit County Commission to once again disallow docketing of the Fully Contained Community proposal, Skagit County Comp Plan Amendment LR20-04

Respectfully yours



Tom Glade
Evergreen Islands Board of Directors

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

From: Katie L. Williams - Commissioners
Sent: Wednesday, May 5, 2021 3:58 PM
To: PDS comments
Subject: FW: Support to County Wide Planning Policy Amendment LR20-04

From: Jon T. Aarstad <aarstads@comcast.net>
Sent: Tuesday, May 4, 2021 10:27 PM
To: Peter Gill <pgill@co.skagit.wa.us>; Katie L. Williams - Commissioners <kwilliams@co.skagit.wa.us>; Daniel Hasenoehrl <danielh@co.skagit.wa.us>
Subject: Support to County Wide Planning Policy Amendment LR20-04

Jon T. Aarstad has shared a OneDrive file with you. To view it, click the link below.

Commissioners^J FCC May 4.docx

Hello to each of you,

I am not certain which of you are to receive this letter of support so I simply will send it to each of you. I would greatly appreciate it if you could include it with the others letters you have received regarding the proposed County Wide planning Policy amendment LR20-04 pertaining to the docketing and approval of a Fully Contained Community policy.

Thank you for your help with this request.

Jon T. Aarstad

From: Andrea Flatley <andrea.e.flatley@outlook.com>
Sent: Wednesday, May 5, 2021 3:09 PM
To: Commissioners
Subject: Re: public comment on fully contained community

Hello, Commissioners Janicki, Wesen and Browning -

I want to encourage you and our county to be proactive verses reactive. Let's make sure our infrastructure is improved (i.e. I-5 through Mount Vernon and the Cook Road interchange) and/or created before we approve a new community of this size. We absolutely need housing in our county but will this development be truly affordable for our service industry employees and single-parent families or will it be options for people choosing to avoid King County housing prices?

Also, I'd like us to do everything we can to protect Skagit County as the agricultural jewel that it is. As long as we have hard-working farmers and families who choose to work the land to help provide us all local food and other crops, let's prioritize land use for them and redevelop within city limits and build up verses out where possible.

Thank you for your time.
Andrea Petrich
612 Hillcrest Dr.
Anacortes, WA 98221

From: Jenna Strand <jennastrand@gmail.com>
Sent: Wednesday, May 5, 2021 2:59 PM
To: PDS comments
Subject: Skagit County's 2021 Docket of Proposed Policy, Code, and Map Amendments

Dear Commissioners:

The Avalon fully contained Community Proposal is inconsistent and in conflict with the Skagit County Countywide Planning Policies (CPPs) which have been mutually agreed to by Skagit County and local municipalities to sustainably manage growth and to 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 is violation of the 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,

Jenna L. Burnett

211 South 11th Street

Mount Vernon, WA 98274

From: S O'Leary <veryseattle@gmail.com>
Sent: Wednesday, May 5, 2021 2:56 PM
To: Commissioners
Subject: Please Vote No on Skagit County Sprawl

Hello,

I don't live in your county, but as a native Washingtonian, I have been a happy tourist there many, many times, and do so love and appreciate it.

So please vote NO on all "Fully Contained Communities" in Skagit County and YES to conserving your county's stunning natural resources and heritage farmlands. Though it rarely ends at just one, inserting even one of these big artificial communities not only literally, negatively impacts the land, the original community is almost always ruined (the uptick in commuter traffic alone would be so disruptive). I hope you vote against this future, and decide to simply build on the nature tourism your county is so beautifully suited for.

Thank you for your consideration.
Shannon

From: Joseph Johnson <saltairjoe@gmail.com>
Sent: Wednesday, May 5, 2021 2:49 PM
To: PDS comments
Subject: Fwd: Docketing LR20-04
Attachments: Skagit Commissioners ltr. LP20-04 r2.docx

---------- Forwarded message ---------
From: **Joseph Johnson** <saltairjoe@gmail.com>
Date: Wed, May 5, 2021 at 2:34 PM
Subject: RE: Docketing LR20-04
To: Joseph Johnson <saltairjoe@gmail.com>

Dear Skait County Commissioners,

I have undertaken a review of LR20-04, as first presented to you by Van Ness Feldman as lobbyists for Skagit Partners LLC on April 28, 2020 and again on May 3d. I have found serious faults in this presentation and ask you to DENY docketing this item. Please review my findings as attached below. As a resident of Anacortes, I just love this valley and smile every time I reach the "Welcome to Skagit County" sign on the hill as I head home on I-5 from the south. Joseph A Johnson 11923 Sunrise Plateau Dr Anacortes WA 360-503-8233.

I have taken the time to research the LR20-04 proposal. I have come to very different conclusions than Van Ness Feldman. My research will be fully annotated, while theirs is not.

To answer the question "Are Population Allocations And Monitoring Programs Working?" My answer is yes and that the County has done a wonderful job in administering the county-wide planning policies.

- Both the incorporated and unincorporated areas will keep their ratios by 2035. [1]
  - The population of rural Skagit County has grown a little over 1% yoy, while the incorporated areas have grown at about 1.2%.[2] Since the UGAs are growing slightly faster this should pad the 80:20 ratio.
  - The county's population stood at about 125,000 in 2020 and is projected to increase to about 155,000 in 2036.[3]
  - Housing Affordability. 2020 is not a valid year to measure building permits, per cent increase in inventory, or the for sale supply. As Van Ness Feldman was well aware, 2020 was the year of COVID-19, and is statistically invalid.
  - Dwelling units in Skagit increased from 51,473 in 2010 to about 55,000 in 2020.[4]
  - According to the real estate company Redfin, median sales price of homes in Skagit County has increased 15% yoy, while for the State as a whole over the same period the increase has been 25.3%. Watcom County is marginally more expensive.
  - The reality is that more people are being priced out of the single family market, forcing them into multifamily dwellings. At the same time our aging population is increasing.
  - Since over 27% of Skagit's population will be 65+ by 2035, there will be even more demand for multifamily dwellings units.[5] Seniors will demand transit, close by shopping, access to senior centers, and medical centers, only available in UGAs.
  - Fully Contained Communities contribute to sprawl and are the antithesis of eco-friendly. I ask you to think about only one resource: concrete. It is used in roads and bridges needed to access such communities. It is also used in sidewalks, curbs and gutters, parking lots, walking paths, driveways, patios, and basements by the thousands. Cement is a major

[1]Anacortes Comprehensive Plan 2016. Economic Development Existing Conditions 215/2015.

[2] State of Washington Population Trends 2020. Forcasting and Research Division, Office of Financial Management August 2020.

[3] Growth Management Act Population Projections for Counties 2010-2040. Office of Financial Management.

[4] Office of Financial Management, Division of Forcasting and Research. August 2020. State of Washington Population Trends 2020.

[5] 2017 Projections. County Growth Management Population Projections bynAge and Sex 2010-2040. Forcasting and Research Division August 2018.

greenhouse contributor, accounting for 8% of all C02 emissions.[6] The entire agricultural industry only contributes 1% more than just cement![7]

o

[6] BBC.com "Climate change: The massive C02 emitter you may not know about". 17 December 2018. Lucy Rodgers

[7] USDA Economic Research Service. ers.usda.gov. Climate change.

From: ellenwgray@frontier.com
Sent: Wednesday, May 5, 2021 2:30 PM
To: PDS comments
Cc: Ellen Gray
Subject: "Skagit County's 2021 Docket of Proposed Policy, Code, and Map Amendments"

May 5, 2021

Dear Skagit County Commissioners,

Thank you for the opportunity to comment on the 2021 Docket requests. I would like to record my opposition to LR20-04, the Fully Contained Community proposal, submitted by Skagit Partners, LLC (Sygitowicz).

1. Including an FCC "process" as a docket request from a landowner is disingenuous. Skagit Partners has a previously documented interest in developing their Avalon FCC. If the County can document that there is a genuine need for an FCC, the County and the Cities are required by the Growth Management Act to collaborate around population allocations and then determine if an FCC is justified. The FCC "process" should not be initiated by landowners with site-specific interests.

2. The growth analysis submitted by Skagit Partners LLC does not document the need for an FCC. The analysis documents a need for the County and cities to better incentivize urban growth and better discourage rural growth. This can be done through increasing density in the UGAs and encouraging ADUs in the urban growth areas and downzoning in the rural areas.

3. Snohomish County experienced a disaster when they initially allowed FCCs. They ended up removing their FCC process completely in 2009 after years of frustration, wasted resources and public outrage. SCC AMENDED ORDINANCE NO. 09-044 AMENDING THE POPULATION AND EMPLOYMENT AND LAND USE CHAPTERS OF THE SNOHOMISH COUNTY GROWTH MANAGEMENT ACT COMPREHENSIVE PLAN (GMACP) AND DEVELOPMENT REGULATIONS TO ELIMINATE PROVISIONS FOR FULLY CONTAINED COMMUNITIES (FCCs) (GPP16 – FULLY CONTAINED COMMUNITIES).

4. The Puget Sound Regional Council's executive board endorsed Vision 2050, a regional planning strategy that includes goal on page 112: MPP-DP-34 "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."

If we can learn from our neighbors to the south, please do not enter the FCC arena lightly. I believe Planning Staff has erred in recommending inclusion of LR20-04 in the 2021 docket request. Please do not include it.

Sincerely,

Ellen Gray

1303 South 11th Street

Mount Vernon WA. 98274

From: Scott Johnson <scottianj@gmail.com>
Sent: Wednesday, May 5, 2021 2:22 PM
To: PDS comments
Subject: Fwd: Skagit County's 2021 Docket of Proposed Policy, Code, and Map Amendments

To whom it may concern:

The proposal for Fully Contained Communities (FCCs) is inconsistent and in conflict with the Skagit County Countywide Planning Policies (CPPs) which have been mutually agreed to by Skagit County and local municipalities to sustainably manage growth and to 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 is violation of the 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,

Scott Johnson

16088 Colony Rd

Bow, WA 98232

360-202-1774

From: Keith and Janice Wiggers <jkwiggers@gmail.com>
Sent: Wednesday, May 5, 2021 2:23 PM
To: Commissioners
Subject: Fully Contained Communities (FCC)

Dear Commissioners:

Please vote no on allowing Fully Contained Communities (FCC) in Skagit County. There are laws in place to protect us from these developments. Please abide by them.

Sincerely,

Janice K. Wiggers
9033 District Line Rd.
Burlington WA 98233

From: Scott Johnson <scottianj@gmail.com>
Sent: Wednesday, May 5, 2021 2:21 PM
To: Commissioners
Subject: Skagit County's 2021 Docket of Proposed Policy, Code, and Map Amendments

Dear Commissioners:

The proposal for Fully Contained Communities (FCCs) is inconsistent and in conflict with the Skagit County Countywide Planning Policies (CPPs) which have been mutually agreed to by Skagit County and local municipalities to sustainably manage growth and to 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 is violation of the 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,

Scott Johnson

16088 Colony Rd

Bow, WA 98232

360-202-1774

From: Lisa Hervieux <lisahervieux@outlook.com>
Sent: Wednesday, May 5, 2021 2:16 PM
To: PDS comments
Subject: Skagit County's 2021 Docket of Proposed Policy, Code, and Map Amendments

To whom it may concern:

The proposal for Fully Contained Communities (FCCs) is inconsistent and in conflict with the Skagit County Countywide Planning Policies (CPPs) which have been mutually agreed to by Skagit County and local municipalities to sustainably manage growth and to 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 is violation of the 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,
Lisa Hervieux
16088 Colony Road
Bow, WA 98232
360-421-6401

From: Allen Rozema <allenr@skagitonians.org>
Sent: Wednesday, May 5, 2021 2:07 PM
To: PDS comments; Commissioners
Subject: Skagit County?s 2021 Docket of Proposed Policy, Code, and Map Amendments

Dear Commissioners,

Thank you for the opportunity to comment on the 2021 Docket of proposed comprehensive plan and development code changes. Our comments are narrowly focused on docket item **LR20-04 –** an application to amend sections of the Countywide Planning Policies (CPPs), and the Comprehensive Plan in order to create a pathway for the permitting of FFCs in Skagit County.

The application of Skagit Partners seeks to, in part, amend the Countywide Planning Policies (CPPs) through the County's docketing process. There appears to be no code path for this request, as amendment requests set out in Skagit County Code Ch. 14.08, do not include amendments to the CPPs.

Simply removing the request to amend the CPPs from the current application does not make the application valid because an FCC is a Urban Growth Area (UGA) and the CPPs clearly state that 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. The CPPs currently identify the only approved UGAs in Skagit County as:

- Anacortes
- Bayview Ridge
- Burlington
- Concrete
- Hamilton
- La Conner
- Lyman
- Mount Vernon
- Sedro-Woolley and
- Swinomish

Because no new UGAs are permitted under the CPPs, there does not appear to be a code path for the County to unilaterally create a new non-municipal UGA for any proposed FCC until the CPPs are amended (reference CPP (i) (ii) (iii) (iv) (v) (viii) and (x)).

As the CPPs where just amended in January 2021 and did not include a new non-municipal UGA or any other amendments that would seem to indicate the creation of a code path for FFCs, despite Skagit Partners previous and pending application for the same, it can be concluded that Skagit County and the signatory municipalities to the 2002 Framework Agreement does not intend to allow any new non-municipal UGAs and/or FCCs within Skagit County.

As there is no code pathway at this time and because Skagit County already decided in January of this year to disallow new UGAs and therefor FCCs, we urge the Board of County Commissioners to exclude this proposal from the 2021

Docket. We further request the Board of County Commissioners reject any future applications to amend Skagit County's Comprehensive Plan or Development Code in favor of FCCs until such time the signatories to the 2002 Framework Agreement agree on amendments to the CPPs that would allow new UGAs to be created in Skagit County.

Thank you again for allowing the opportunity to provide public comment on this important issue.

Sincerely

Allen Rozema
Executive Director
Skagitonians to Preserve Farmland

414A Snoqualmie Street
P.O.Box 2405
Mount Vernon, WA 98273

360.336.3974
http://www.skagitonians.org/

From: Lindy Matthews <lindybaird@hotmail.com>
Sent: Wednesday, May 5, 2021 2:06 PM
To: PDS comments
Subject: Skagit County's 2021 Docket of Proposed Policy Code and Map Amendments

Dear Planning Department,

The project proposed by Skagit Partners, LLC (LR20-04), violates the Skagit County Countywide Planning Policies adopted on January 26, 2021.

These countywide policies COLLECTIVELY address the pertinent issues of land use, conservation and community building that affect the welfare of Skagit County, the City of Burlington, the City of Mount Vernon, the City of Anacortes, the City of Sedro-Wooley and the Town of La Conner.

I urge you to vote NO on allowing Fully Contained Communities in Skagit County, specifically the current project presented by Skagit Partners, LLC. Our welfare is at stake - like Humpty Dumpty, once broken we can never be put back together again.

Kind Regards,

Lindy Matthews
11923 Sunrise Plateau Drive,
Anacortes, W 98221

360-588-2125

From: Lindy Matthews <lindybaird@hotmail.com>
Sent: Wednesday, May 5, 2021 1:44 PM
To: Commissioners; PDS comments
Subject: LR20-04

Dear Commissioners,

The project proposed by Skagit Partners, LLC, violates the Skagit County Countywide Planning Policies adopted on January 26, 2021.

These countywide planning policies COLLECTIVELY address the pertinent issues of land use, conservation and community building that affect the welfare of Skagit County, the City of Burlington, the City of Mount Vernon, the City of Anacortes, the City of Cedro-Woolley and the Town of La Conner.

I urge you to vote NO on allowing Fully Contained Communities in Skagit County, specifically the current project presented by Skagit Partners, LLC. Our welfare is at stake - like Humpty Dumpty, once broken we can never be put back together again.

Kind Regards,

Lindy Matthews
11923 Sunrise Plateau Drive,
Anacortes, WA 98221

From: Lindy Matthews <lindybaird@hotmail.com>
Sent: Wednesday, May 5, 2021 1:44 PM
To: Commissioners; PDS comments
Subject: LR20-04

Dear Commissioners,

The project proposed by Skagit Partners, LLC, violates the Skagit County Countywide Planning Policies adopted on January 26, 2021.

These countywide planning policies COLLECTIVELY address the pertinent issues of land use, conservation and community building that affect the welfare of Skagit County, the City of Burlington, the City of Mount Vernon, the City of Anacortes, the City of Cedro-Woolley and the Town of La Conner.

I urge you to vote NO on allowing Fully Contained Communities in Skagit County, specifically the current project presented by Skagit Partners, LLC. Our welfare is at stake - like Humpty Dumpty, once broken we can never be put back together again.

Kind Regards,

Lindy Matthews
11923 Sunrise Plateau Drive,
Anacortes, WA 98221

From: amber <amberhall5@hotmail.com>
Sent: Wednesday, May 5, 2021 1:44 PM
To: PDS comments
Subject: Skagit county's 2021 Docket of Proposed Policy, Code and Map Amendments

Please say No to Sprawl!!! Help preserve our beautiful farmlands.

Amber Hall
Sent from my Sprint Phone.

From: Kaitlin Lawrence <kaitlinl@wycoffinsurance.com>
Sent: Wednesday, May 5, 2021 1:43 PM
To: PDS comments
Subject: Skagit County's 2021 Docket of Proposed Policy, Code, and Map Amendments

Hello,

I am writing today to express my deep concern for the proposed development of the "Fully Contained Community (FCC)" in Skagit county. Skagit farm land has been sold and developed at an alarming rate over the last couple decades; we need to put a stop to that and preserve the land in order to feed our residents and livestock. Why destroy the natural beauty that comes with open land or farm land? With more people comes more crime, traffic, maintenance, how would we combat that? I feel if more land is developed, especially at a scale proposed for the FCC, it will do nothing but hurt Skagit county and its residents. Please hear my concerns and vote NO to sprawl, NO to the proposed FCC!

Thank you,

Kaitlin Lawrence

Wycoff Insurance
Personal Insurance Agent, CSR
PO Box 1010
501 South Second Street
Mount Vernon, WA 98273
Phone: 360-336-2112 (ext 103)
Direct: 360-755-6456
Fax: 360-336-5241

From: Leslie Eastwood <leslieeastwood@gmail.com>
Sent: Wednesday, May 5, 2021 1:43 PM
To: PDS comments
Subject: Skagit County's 2021 Docket of Proposed Policy, Code, and Map Amendments

May 5, 2021

Skagit Board of County Commissioners
100 Continental Place
Mount Vernon, WA 98274

Dear Commissioners Wesen, Janicki, and Brown:

I am writing to oppose docketing any proposal to changes to the Skagit County Comprehensive Plan to accommodate plans to develop a high density fully contained community on the site of the Avalon golf course, north of Burlington, WA. This project, if allowed to proceed, would have adverse impacts on our entire valley. Potential stormwater runoff from homes and the increased traffic from the estimated 8,500 additional people just miles away, would further threaten both the already endangered Chinook salmon and Southern resident killer whales.

The Avalon fully contained Community Proposal is inconsistent and in conflict with the Skagit County Countywide Planning Policies (CPPs) which have been mutually agreed to by Skagit County and local municipalities to sustainably manage growth and to direct all urban growth into current existing boundaries for Urban Growth Areas. Allowing such a project sets a dangerous precedent for other FCCs to develop, threatening the rural character and farmland focus for Skagit Valley.

Local municipalities are already committed to accommodate existing population growth projections within current urban growth areas; therefore, moving forward with docketing this proposal is a violation of the 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. As a Skagit County citizen, I urge you to please vote no on docketing this proposal.

Sincerely,

Leslie A. Eastwood
3801 W 4th Street
Anacortes, WA 98221

From: ERIC PETERSEN <kihonwaza@me.com>
Sent: Wednesday, May 5, 2021 1:43 PM
To: PDS comments
Subject: Skagit County's 2021 Docket of Proposed Policy, Code, and Map Amendments

Commissioners,

I am writing to state my non-support for the proposal for Fully Contained Communities (FCCs). While I recognize that growth is deeply important to our county growth prospects, this is surely not the best way to do it. Such a plan is inconsistent with Skagit County Countywide Planning Policies (CPPs), policies which have been mutually agreed to by Skagit County and local municipalities. Urban growth needs to be directed into exisiting Urban Growth Areas.

I am further concerned that moving forward with docketing this proposal is in violation of the County Wide Planning Policies and the 2002 Framework Agreement between Skagit County, City of Burlington, City of Mount Vernon, City of Anacortes, City of Sedro-Woolley, and the Town of La Conner.

Please consider the serious changes this would have on our precious and rare farmland environment. There is nothing else like Skagit County in Washington- it is a gem, and reason enough why many come here seeking meaningful, intentional living.

Very Respectfully,
Eric Petersen
14489 Gibralter Road
Anacortes, WA
98221

From: Ann Thompson <thompson.ann97@gmail.com>
Sent: Wednesday, May 5, 2021 1:35 PM
To: Commissioners
Subject: Fully Contained Communities..

Good Afternoon,

PLEASE VOTE **NO** ON ALLOWING FULLY CONTAINED COMMUNITIES IN SKAGIT COUNTY

Thank you,
Ann Thompson

From: Mikael O'Donnell <mikael.odonnell@me.com>
Sent: Wednesday, May 5, 2021 1:33 PM
To: Commissioners
Subject: Say No To Sprawl!

As a Skagit resident this mission is deeply troublesome. The beauty is in our land and this valley. The goal to build an "FCC" or fully contained community is the opposite of what this land needs. Our farmland and agriculture are taking hits everyday by big AG and corporations and it's time to say NO. I'm asking you, as community members to look at what's best for Skagit's future, especially involving the conservation of the fertile land we have left. Please vote no to this.

Mikael O'Donnell
Edison, WA

Sent from my iPhone

From: Scottie Schneider <scottiemoss1@hotmail.com>
Sent: Wednesday, May 5, 2021 1:27 PM
To: Commissioners
Subject: Avalon Self-Contained Community Development

Dear Commissioners Browning, Janicki and Wesen,

It has recently come to my attention that you are considering a proposal that would allow corporate developers to come to our county and build a large planned "self-contained community" north of Burlington.
Please vote no on the Avalon proposal.

The Avalon Community proposal goes against Countywide Planning Policies for the last 30 + years that say no to sprawl. It would be in conflict with the 2007 Skagit Countywide Planning Polices which were agreed on by Skagit County and local municipalities to sustainably manage growth, specifically CPP 1.1 that directs urban growth into existing Urban Growth areas.

It would seem that this proposed community cannot be totally self-contained as it will not have its own hospital, doctors/dentists, big box stores, a variety of grocery stores and a myriad of other services. Most residents will travel out of their self-contained community to commute to work. With that many families and the average family owning a minimum of two cars, each making 2-3 or more trips daily, the impact on our roads and the freeway will be staggering.

There will be an effect on agriculture as well as the rural environment that exists here. There are a large number of environmental organizations that work tirelessly to preserve the Skagit-its rivers, agriculture and open spaces and to maintain the rural and environmentally sound integrity of this place. That many more people suddenly landing here, as well as the impact of literally thousands more cars on the road daily do not embrace that vision.

Tourists come here to enjoy the agriculture, recreation and rural beauty of Skagit County. This is what we are known for. This appreciation continues to grow.

I have lived here for over 40 years and I ask that you not succumb to the pressure of large scale development over our quality of life and the preservation of this unique place. Please vote no on the Avalon development and protect the quality of life we have here in the Skagit.

Sincerely,

Mary Louise Schneider
15916 Kamb Road
Mount Vernon, Wa 98273
360-424-6017

Sent from my iPhone

From: Irene Derosier <iween@me.com>
Sent: Wednesday, May 5, 2021 1:24 PM
To: Commissioners
Subject: Fully Contained Communities.

Dear Skagit county commissioners,

I am writing to express my strong concerns regarding the proposal for the huge "Fully Contained Community" now under consideration. Unlike many of the counties within striking distance of the megalopolis to the south of us, we still have an opportunity to plan and execute for density in a way that accommodates growth without surrendering to urban sprawl.

Why not offer the developers an opportunity to re envision how to develop a fully contained community right smack in Burlington? Where the dying mall property is located? Mixed use residential retail, commercial and residential. Think the re development of the Northgate Mall Complex, only better. Use what we have already developed that needs to be re developed.

Skagit County has so much potential to carefully and properly aggregate more density in the already developed urban areas where we can improve and enhance what is already built and maximize the growth potential right there. That development could be an incredible residential destination.

Downtown Mt Vernon is a jewel of an urban center. It's historic legacy has the potential to be a destination for visitors and new residents alike. We don't have to just live for the revenue stream that our tulip festival provides. We can be a destination for the farm to table, smaller localized food movement. The foodie movement and all its extensions. Mt Vernon is right on the most important, beautiful river in WA state. It's got history, charm, and tons of potential. How about thinking of our potential as a PNW version of Guernville, CA? A destination for getaways for Bay Area visitors? That's what Mt Vernon could be to Seattlelites.

Look at how much tourist and residential activity and growth Port Townsend benefits from due to their beauty and charm and their intentional planning. Cant we just envision preserving our beauty and charm while planning our density? Downtown Burlington is also a great place to focus this opportunity as are many other legacy communities throughout Skagit County. Anacortes, LaConner, Concrete, etc.

The point is that one off developments like this FCC proposal are not going to get us to a better place. They will simply trigger massive urban sprawl that will work to destroy our character. We can do better than this. While single family housing is desirable, it is not the most efficient and effective form of housing. Build something beautiful and really self contained (mixed use residential and retail) that cuts down on single use car travel and they will come. They are coming regardless. We might as well plan smart for the future.

Respectfully,
Irene Derosier
Proud Skagit County resident.

Sent from my iPad

From: NitaLisa Jorgenson <lunasbeads@yahoo.com>
Sent: Wednesday, May 5, 2021 1:20 PM
To: PDS comments
Subject: NO TO AVALON DEVELOPMENT!

This area of the Skagit Valley simply can not support a development of this size.

The natural resources will be further challenged for future generations of the current population.

vote NO on allowing Fully Contained Communities in Skagit County.

NitaLisa Jorgenson
5800 Ewing Ct
Edison, WA 98232
970-485-4667

From: Gale Sterrett <galesterrett1@gmail.com>
Sent: Wednesday, May 5, 2021 1:14 PM
To: PDS comments
Subject: Skagit County's 2021 Docket of Proposed Policy, Code, & Map Amendments

VOTE NO on docketing 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.

It took a lot of work to achieve the above. Do not eviscerate the above agreements.

Do NOT AMEND the Growth Management Act to enable the projected Fully Contained Community (FCC) planned north of Burlington, near Avalon Golf Links to be built.

While I think appropriately-scaled FCC's can have merit, I do not think this proposed highly dense FCC will function as intended. It will be an utter disaster for Skagit County in many ways! The scale is way out of proportion for our small agricultural community.

How can this proposed, huge FCC possibly be fully contained? Residents will use the county's roads, schools, medical facilities, etc. They will inundate all our county roads! I have lived on Helmick Road for 36 years and the traffic on Highway 20 and through Sedro-Woolley has exploded in recent years, making arriving to appointments as planned nearly impossible! Adding more than 8,000 residents in our area makes me shutter. Skagit County is NOT prepared for this nor should it be.

We must protect the remaining precious farmland we have and retain our rural character. I am sure the demands of the residents of this FCC will ultimately require us to expand roads nearby the FCC, eating up more farmland, burdening our current traffic flow and patterns that are already struggling.

We need to keep large, concentrated populations in our cities/towns, not out in the country by farmland as our careful planning states. We need to create new workable, livable residential designs for our future residents in the urban areas, where we have already agreed. Do NOT amend our current planning agreements for this proposed FCC.

Thank you for your careful consideration.

Sincerely,

Gale Sterrett

From: April Grossruck <wildmyuu@gmail.com>
Sent: Wednesday, May 5, 2021 1:12 PM
To: Commissioners
Subject: Skagit County's 2021 Docket of Proposed Policy, Code, and Map Amendments

Dear Commissioners:

I expressly encourage you to vote NO on FCCs. As an escapee of the miserable suburban sprawl which has overtaken the Issaquah area (highlands especially), which was once an Edenic landscape with clean air, good water, and amazing heritage buildings maintained by tight knit communities, please understand that allowing FCCs will not just damage, but rather demolish our local society and ecosystem. They are a treacherous investment and a blight.

The proposal for Fully Contained Communities (FCCs) is inconsistent and in conflict with the Skagit County Countywide Planning Policies (CPPs) which have been mutually agreed to by Skagit County and local municipalities to sustainably manage growth and to 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 is violation of the 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,

April Grossruck

Bow

From: Molly Doran <mollyd@skagitlandtrust.org>
Sent: Wednesday, May 5, 2021 1:03 PM
To: PDS comments
Subject: Skagit County's 2021 Docket of Proposed Policy, Code, and Map Amendments , Skagit Partners FCC Proposal (LR 20-04)

May 5, 2021

Skagit Land Trust Comment Letter on Skagit Partners FCC Proposal (LR 20-04)

Dear Commissioners,

I am writing on behalf of our 1,500 members to urge you not to docket LR 20-04, submitted by Skagit Partners LLC, to amend the Countywide Planning Policies (CPPs), the Skagit County Comprehensive Plan Policies, and the Skagit County Development Regulations to allow the designation of new Fully Contained Communities (FCCs) in Skagit County.

Skagit Land Trust (SLT) as an organization works to conserve wildlife habitat, natural resource lands, and open space for all generations. We strive to conduct ourselves in an ethical and transparent manner when we have concerns about processes, policies, and regulations that may impact our conservation lands and vision. SLT has strong concerns with the potential impacts of Fully Contained Communities on our natural landscape. We also question the highly unusual process Skagit Partners has requested to help it achieve its goal.

By dispersing growth into the rural landscape, Fully Contained Communities are fundamentally inconsistent with the principles of land conservation and natural resource-based land uses. Skagit Land Trust supports policies that encourage Skagit's vibrant agricultural economy and its unique thriving urban centers, not policies that drain cities of their of tax base and place unfunded demands on the County's rural infrastructure. The proposed amendments appear to be an attempted end run by Skagit Partners around the regional growth framework adopted by Skagit County and its partner cities and towns through the 2016 Update to the CPPs and to county and municipal comprehensive plans. If adopted, this would also be an end run around the Growth Management Act Steering Committee, the body established by Skagit County and its partners through the 2002 Framework Agreement[1] to address regional growth planning issues such as adopting 20-year population forecasts and allocations and establishing urban growth areas (UGAs). *[1} 2002 Framework Agreement among 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.*

Following extensive public engagement by the county and the municipalities, the 2016 Comprehensive Plan Update process reaffirmed a growth framework for Skagit County whereby projected urban population growth was allocated to existing cities and towns and their UGAs, and where new non-municipal urban growth areas and fully contained communities were not contemplated or allowed.

Skagit Partners may be unhappy with this framework, but asking for the county to change it unilaterally is not appropriate. Under the 2002 Framework Agreement and the Growth Management Act (RCW 36.70A.210), Skagit County does not have the authority to do so. The county cannot by itself amend the recently updated CPPs and urban population allocations or designate new UGAs in the form of Fully Contained Communities. Nor can the county amend its comprehensive plan and development regulations in a manner inconsistent with the regionally adopted CPPs. We believe that any effort to do so is a waste of public time and resources and will ultimately be found noncompliant and will be overturned.

If the Board of County Commissioners has concerns with growth patterns that have occurred since 2016, we think the appropriate recourse is to take those up with the GMA Steering Committee member jurisdictions. Beginning in 2017, the Skagit Council of Governments started publishing a growth management monitoring report that shows whether and how the county as a whole and specific jurisdictions within the county are meeting their adopted growth targets.

If one or more jurisdictions are not meeting those targets and are not taking adequate steps to address those failures, the county can propose amendments to the Countywide Planning Policies to create more specific requirements and potential consequences for non-performing jurisdictions. The county has the option of enlisting the support of the Department of Commerce's Growth Management Division to see if state resources can be applied to help all jurisdictions meet adopted population growth and affordable housing targets.

This approach would respect the regional planning process established by the 2002 Framework Agreement and the growth framework adopted by the county and cities and towns through the 2016 Update.

If those efforts eventually prove unsuccessful, the county could then make the case to the GMA Steering Committee that existing municipal urban growth areas are not adequately meeting urban growth targets and that new options need to be considered. The most logical time to do this reassessment would be during the next periodic update of comprehensive plans, which is required in 2026. We understand that preliminary work through the Skagit Council of Governments focusing on consideration of 2026 – 2046 population growth projections will begin as early as late 2021 or early 2022.

If, as the Skagit Partners submittal suggests, the rural area is seeing more than 20% of the new population growth, that is a problem warranting attention, but through the right channels. The growth framework adopted through the Countywide Planning Policies and in county and municipal comprehensive plans is the appropriate one -- where 80% or more of new residential growth goes to existing cities and towns and their urban growth areas.

Additionally, we do not believe that a growth pattern characterized by allowing fully contained communities is the best one for Skagit County. We note that the King County and Snohomish County Comprehensive Plans prohibit new Fully Contained Communities because of their negative experiences with existing FCCs in those counties. The Puget Sound Regional Council's Vision 2050 document also contains a policy recommending against new FCCs:

> MPP-DP-34 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.

The spillover impacts from a new fully contained community at Butler Hill or elsewhere in the county on natural resource lands, open space areas, and wildlife habitat would be extremely detrimental. This type of urban sprawl would also be extremely costly to existing governments, service providers, and taxpayers and would create significant new traffic burdens on county roads, state highways, and Interstate Five.

We urge you to reject the Skagit Partners proposal and to instead increase efforts to work with the cities and towns to accommodate growth. There are numerous methods that can be collaboratively applied in UGAs and through infill, redevelopment, annexation, and encouragement of multi-family development options. There is vast potential for our cities to repurpose their many underutilized commercial spaces which, in time and with creativity, can become thriving new residential and commercial centers.

Skagit Land Trust works hard to ensure that agricultural and forest lands, flood plains and wetlands, open space areas and critical wildlife habitats are conserved. We do not want to see additional sprawl in rural Skagit County.

This is the future that our members and, we believe, the majority of Skagit County residents want, not one characterized by leapfrogging urban sprawl in the form of erroneously named "fully contained communities."

Thank you for your consideration.

Sincerely,

Molly Doran

Executive Director

Skagit Land Trust
1020 S 3rd

Mount Vernon WA 98273

From: Tony Harrah <harrah@gotsky.com>
Sent: Wednesday, May 5, 2021 12:59 PM
To: PDS comments
Subject: Docketing LR20-4

To the commissioners:

Please don't docket LR20$ for approval. Skagit County is a unique place, and it shouldn't be turned in a suburb to benefit developers. Please stick to the plan to target growth in the cities of Skagit, and vote no on allowing Fully Contained Communities in the county.

Thanks for your attention.

Tony Harrah
9594 Flagstaff Lane
La Conner

From: Molly Doran <mollyd@skagitlandtrust.org>
Sent: Wednesday, May 5, 2021 12:59 PM
To: PDS comments
Subject: Skagit County's 2021 Docket of Proposed Policy, Code, and Map Amendments

May 5, 2021

Skagit Land Trust Comment Letter on Skagit Partners FCC Proposal (LR 20-04)

Dear Commissioners,

I am writing on behalf of our 1,500 members to urge you not to docket LR 20-04, submitted by Skagit Partners LLC, to amend the Countywide Planning Policies (CPPs), the Skagit County Comprehensive Plan Policies, and the Skagit County Development Regulations to allow the designation of new Fully Contained Communities (FCCs) in Skagit County.

Skagit Land Trust (SLT) as an organization works to conserve wildlife habitat, natural resource lands, and open space for all generations. We strive to conduct ourselves in an ethical and transparent manner when we have concerns about processes, policies, and regulations that may impact our conservation lands and vision. SLT has strong concerns with the potential impacts of Fully Contained Communities on our natural landscape. We also question the highly unusual process Skagit Partners has requested to help it achieve its goal.

By dispersing growth into the rural landscape, Fully Contained Communities are fundamentally inconsistent with the principles of land conservation and natural resource-based land uses. Skagit Land Trust supports policies that encourage Skagit's vibrant agricultural economy and its unique thriving urban centers, not policies that drain cities of their of tax base and place unfunded demands on the County's rural infrastructure. The proposed amendments appear to be an attempted end run by Skagit Partners around the regional growth framework adopted by Skagit County and its partner cities and towns through the 2016 Update to the CPPs and to county and municipal comprehensive plans. If adopted, this would also be an end run around the Growth Management Act Steering Committee, the body established by Skagit County and its partners through the 2002 Framework Agreement[1] to address regional growth planning issues such as adopting 20-year population forecasts and allocations and establishing urban growth areas (UGAs).

Following extensive public engagement by the county and the municipalities, the 2016 Comprehensive Plan Update process reaffirmed a growth framework for Skagit County whereby projected urban population growth was allocated to existing cities and towns and their UGAs, and where new non-municipal urban growth areas and fully contained communities were not contemplated or allowed.

Skagit Partners may be unhappy with this framework, but asking for the county to change it unilaterally is not appropriate. Under the 2002 Framework Agreement and the Growth Management Act (RCW 36.70A.210), Skagit County does not have the authority to do so. The county cannot by itself amend the recently updated CPPs and urban population allocations or designate new UGAs in the form of Fully Contained Communities. Nor can the county amend its comprehensive plan and development regulations in a manner inconsistent with the regionally adopted CPPs. We believe that any effort to do so is a waste of public time and resources and will ultimately be found noncompliant and will be overturned.

If the Board of County Commissioners has concerns with growth patterns that have occurred since 2016, we think the appropriate recourse is to take those up with the GMA Steering Committee member jurisdictions. Beginning in 2017, the Skagit Council of Governments started publishing a growth management monitoring report that shows whether and how the county as a whole and specific jurisdictions within the county are meeting their adopted growth targets.

If one or more jurisdictions are not meeting those targets and are not taking adequate steps to address those failures, the county can propose amendments to the Countywide Planning Policies to create more specific requirements and potential consequences for non-performing jurisdictions. The county has the option of enlisting the support of the Department of Commerce's Growth Management Division to see if state resources can be applied to help all jurisdictions meet adopted population growth and affordable housing targets.

This approach would respect the regional planning process established by the 2002 Framework Agreement and the growth framework adopted by the county and cities and towns through the 2016 Update.

If those efforts eventually prove unsuccessful, the county could then make the case to the GMA Steering Committee that existing municipal urban growth areas are not adequately meeting urban growth targets and that new options need to be considered. The most logical time to do this reassessment would be during the next periodic update of comprehensive plans, which is required in 2026. We understand that preliminary work through the Skagit Council of Governments focusing on consideration of 2026 – 2046 population growth projections will begin as early as late 2021 or early 2022.

If, as the Skagit Partners submittal suggests, the rural area is seeing more than 20% of the new population growth, that is a problem warranting attention, but through the right channels. The growth framework adopted through the Countywide Planning Policies and in county and municipal comprehensive plans is the appropriate one -- where 80% or more of new residential growth goes to existing cities and towns and their urban growth areas.

Additionally, we do not believe that a growth pattern characterized by allowing fully contained communities is the best one for Skagit County. We note that the King County and Snohomish County Comprehensive Plans prohibit new Fully Contained Communities because of their negative experiences with existing FCCs in those counties. The Puget Sound Regional Council's Vision 2050 document also contains a policy recommending against new FCCs:

> MPP-DP-34 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.

The spillover impacts from a new fully contained community at Butler Hill or elsewhere in the county on natural resource lands, open space areas, and wildlife habitat would be extremely detrimental. This type of urban sprawl would also be extremely costly to existing governments, service providers, and taxpayers and would create significant new traffic burdens on county roads, state highways, and Interstate Five.

We urge you to reject the Skagit Partners proposal and to instead increase efforts to work with the cities and towns to accommodate growth. There are numerous methods that can be collaboratively applied in UGAs and through infill, redevelopment, annexation, and encouragement of multi-family development options. There is vast potential for our cities to repurpose their many underutilized commercial spaces which, in time and with creativity, can become thriving new residential and commercial centers.

Skagit Land Trust works hard to ensure that agricultural and forest lands, flood plains and wetlands, open space areas and critical wildlife habitats are conserved. We do not want to see additional sprawl in rural Skagit County.

This is the future that our members and, we believe, the majority of Skagit County residents want, not one characterized by leapfrogging urban sprawl in the form of erroneously named "fully contained communities."

Thank you for your consideration.

Sincerely,

Molly Doran

Executive Director
Skagit Land Trust
1020 S 3rd

Mount Vernon WA 98273

[1] 2002 Framework Agreement among 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.

From: Mark Lundsten <mlundsten@gmail.com>
Sent: Wednesday, May 5, 2021 12:57 PM
To: PDS comments
Subject: LR 20-04 - Skagit County's 2021 Docket of Proposed Policy, Code, and Map Amendments

Dear Commissioners,

I strongly urge you to reject LR 20-04, the proposal to allow Fully Contained Communities (FCC's) in Skagit County.

It is wrong for Skagit County in many ways. First, this proposal violates the Countywide Planning Policies which clearly define the guidelines for urban growth and do not include FCC's. Second, it violates the Skagit County Code by requesting to amend our Policies to accommodate FCC's in the docket process. That is not allowed. Whenever our Policies are amended, it needs to be done so through proper, transparent process outside of the docket.

Most importantly, this proposal is wrong for Skagit County because it will sacrifice the character of Skagit County, and it will do so only for the short-term business gain of a few. We should be seeking solutions for affordable housing without promoting suburban sprawl and jeopardizing our farmland and open spaces.

Our county has a vibrant, historic balance of farms and forests and towns and parks. This proposal would sacrifice that common good for the sake of profit from unwise development. If the applicants are successful in changing the code and planning policies of Skagit County, we would soon become a region plagued by cookie cutter suburbs at the expense of our rural legacy and cultural character.

LR 20-04 is a bad idea and a good example of why Washington State passed the Growth Management Act (GMA). It shows why we have countywide planning. We need to follow the GMA, and plan accordingly.

Reject LR 20-04.

Sincerely,
Mark Lundsten

Mark Lundsten
PO Box 1376
Anacortes, WA 98221

(360)293-9395
(206)484-0909 mobile

From: Peggy Ratermann <ratermann.peggy@gmail.com>
Sent: Wednesday, May 5, 2021 12:53 PM
To: PDS comments
Subject: Docket LR20-4

Dear Skagit County Commissioners,

I am against a comprehensive plan change allowing development of residential areas in this valley. We love this valley and its unique variety of outdoor activities, farmland, scenery, and people, and believe that allowing a "suburb" to be built degrades the quality of life for all. Please vote no on Fully Contained Communities in our area, and instead require that population growth be contained in the cities that already exist here in the Skagit area.

Please vote no on docket LR20-4.

Thank you,

Sincerely,

Mary M Ratermann
1806 Cascade Vista
Burlington, WA 98233

From: lise Bennett <happymama127@gmail.com>
Sent: Wednesday, May 5, 2021 12:50 PM
To: Commissioners
Subject: Avalon development

I would like to voice my opinion in the possible development of the Avalon FCC community. I DO NOT want to see this go in in our area! This will turn rural area into an over populated place. We need to preserve the agricultural atmosphere of our valley. There are plenty of residential areas, we do not need an overly populated space right in the middle of rural farmland. Please vote no on this!

Sent from my iPhone

From: Bob Doll <robertjdoll@yahoo.com>
Sent: Wednesday, May 5, 2021 12:40 PM
To: PDS comments
Subject: Docketing LR20-4

Dear County Commissioners:
It has come to my attention that you will be asked to consider a proposal for Fully Contained Communities (FCC) as part of the County Comprehensive Plan review process.
This proposal is not just about a specific FCC project (in Avalon, north of Burlington) — but rather is about allowing FCC's in the county in general, which is even worse. The public has not had enough time to consider the implications of creating new cities in rural Skagit County. I hope you will agree with me that this scheme is not ready to be considered in the next round of Comprehensive Plan Amendments.
Please do not docket for adoption the comprehensive plan change that will allow major residential development in the Skagit countryside (LR20-4). Skagit County should honor its commitment to send the majority of future population growth to the cities and towns.
Protect the rural character of Skagit County - do not let developers turn Skagit into a suburb. Vote "no" on allowing Fully Contained Communities in Skagit County. I hope you will vote "no" on docketing LR20-4.

Bob Doll
1319 8th Street
Anacortes, WA 98221
360-202-6212

From: PhilipKaren Brown <philipkarenbrown@gmail.com>
Sent: Wednesday, May 5, 2021 12:24 PM
To: PDS comments
Subject: Docketing LR20-4

Dear County Commissioners:

Please do not docket for adoption the comprehensive plan change that will allow major residential development in the Skagit countryside (LR20-4).

Skagit County should honor its commitment to place the majority of future population growth in the cities and towns.

Protect the rural character of Skagit County - do not let developers turn Skagit County into a rural suburb. FCCs would negatively impact our rural lands. We need to work to protect our farmland and wildlife areas while we still can. Vote "no" on allowing Fully Contained Communities in Skagit County.

Vote "no" on docketing LR20-4.

Philip Brown
726 N 14th Street
Mount Vernon, WA 98273

From: Kenneth I Rasmussen Jr <kayakfit@icloud.com>
Sent: Wednesday, May 5, 2021 12:20 PM
To: PDS comments
Subject: Skagit County's 2021 Docket of Proposed Policy, Code, and Map Amendments

Dear Commissioners:

I live on top of Bow Hill, not too far from the proposed development north of Burlington. I'm very much against it. I hope that you will reject this bad proposal.

The proposal for Fully Contained Communities (FCCs) is inconsistent and in conflict with the Skagit County Countywide Planning Policies (CPPs) which have been mutually agreed to by Skagit County and local municipalities to sustainably manage growth and to 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 is violation of the 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.

Ken Rasmussen
Bow Howe
6290 Ershig Road
Bow, WA 98232-9662
U.S.A.
(360) 766 8720
kayakfit@icloud.com
www.kayakfit.com

From: Geri Kaigh <gkaigh@gmail.com>
Sent: Wednesday, May 5, 2021 12:20 PM
To: PDS comments
Subject: Skagit County's 2021 Docket of Proposed Policy, Code, and Map Amendments

Members,
I strongly oppose the construction of the currently proposed FCC in Skagit County. Skagit County Countywide Planning Policies has consistently warned against such development projects. It is appalling that this high density development is even under consideration!
The impact of this mega subdivision would not only diminish the existing rural legacy that has been steadfastly protected, but assault the environment and increase existing population density. Building the highest density development ever in Skagit County will result in the loss of the charm and character of this area that has been vehemently protected and can never be reversed.
The protection of what Skagit County is to all those of us who love this beautiful place, is a primary concern. We must stand against this type of proposed sprawl!
Geri Kaigh

Sent from my iPad

From: Susan Rooks <sgr@susangrooks.com>
Sent: Wednesday, May 5, 2021 12:14 PM
To: PDS comments; Commissioners
Subject: Skagit County's 2021 Docket of Proposed Policy, Code, and Map Amendments

May 5, 20121

From: Susan G. Rooks and Hal R. Rooks
1219 10th St.
Anacortes, WA 98221
360 391 8401; 360 391 8400
sgr@susangrooks.com ; hsredfield@gmail.com

Dear County Commissioners Wesen, Browning, and Janicki:

We are writing to express our strong opposition to the Fully Contained Community (Avalon) for the following reasons:

- The proposed community is not an FCC because it will not include commercial, retail, and adequate health services.
- There is insufficient traffic infrastructure to support the 31,450 cars trips that could be generated by this community. These trips would add considerably to local pollution.
- The proposed development would seriously impact our rural way of life and contribute to sprawl.
- The Growth Management Act prohibits plans that allow urban development outside of cities, towns, and UGAs.

Furthermore, I, Susan, have been serving as a housing authority commissioner for the past six years, and I am well acquainted with the need for affordable housing and the costs associated with building new housing. It is highly unlikely that the proposed FCC development will be affordable to the Skagit County residents who need it most. In fact, according to Robert A. Carmichael and Simi Jain, attorneys who have acted on behalf of Skagit Partners, LLC, "market research indicates that the likely demographic for many if not most Avalon residents **will be couples with financial resources, just beyond child rearing years** [emphasis added]."

What we need here in Skagit County is affordable workforce housing for families, not more over-sized mansions. We urge you to vote "No" on docketing the proposed Avalon development.

Thank you,
Susan G. Rooks and Hal R. Rooks

From: Amanda Rose <amandafmrose@gmail.com>
Sent: Wednesday, May 5, 2021 12:05 PM
To: PDS comments
Subject: Skagit County's 2021 Docket of Proposed Policy, Code, and Map Amendments

Dear Commissioners:

The proposal for Fully Contained Communities (FCCs) is inconsistent and in conflict with the Skagit County Countywide Planning Policies (CPPs) which have been mutually agreed to by Skagit County and local municipalities to sustainably manage growth and to 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 is violation of the 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.

--
Amanda Rose

Reiki | Art | Yoga

mandamemandame.com

206.383.7036

From: Ronald Nichols <ron.lori@frontier.com>
Sent: Wednesday, May 5, 2021 12:02 PM
To: PDS comments
Subject: Skagit County's 2021 Docket of Proposed Policy, Code, and Map Amendments

Dear Commissioners:

The Avalon fully contained Community Proposal is inconsistent and in conflict with the Skagit County Countywide Planning Policies (CPPs) which have been mutually agreed to by Skagit County and local municipalities to sustainably manage growth and to 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 is violation of the 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

Ronald Nichols

524 Jefferson St.
Mount Vernon WA
98274

From: Kathy Kajfas <kkisa4314@comcast.net>
Sent: Wednesday, May 5, 2021 12:02 PM
To: Commissioners
Subject: CPP

Dear Commissioners:

The Avalon fully contained Community Proposal is inconsistent and in conflict with the 2007 Skagit County Countrywide Planning Policies (CPP's) which have been mutually agreed to by Skagit County and local municipalities to sustainably manage growth. Specifically, CPP 1.1 directs all urban growth not 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 is 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 Comm Final Recommendations. Please vote NO on docketing this proposal.

Sincerely,
Kathy Kajfas

From: Katie Johnson <katiejohnsonsf@gmail.com>
Sent: Wednesday, May 5, 2021 12:00 PM
To: PDS comments
Subject: Comment for proposed Avalon Golf Course

Hello, I'm a resident of Sedro-Woolley. I grew up there and care about preserving it while also helping it grow and thrive to meet housing needs. I ask the commission to reject the current plan because it's being proposed on undeveloped forest land. We need to preserve these natural spaces for the health and economic future of Sedro-Woolley and Skagit County in general. A proposal that doesn't build or disrupt forest or farm land would increase housing availability without disrupting our natural and economic future. Turn the golf course into housing and call it good!

Katie Johnson
Sedro-Woolley HS, '05

From: Ronald Nichols <ron.lori@frontier.com>
Sent: Wednesday, May 5, 2021 11:56 AM
To: PDS comments
Subject: Skagit County's 2021 Docket of Proposed Policy, Code, and Map Amendments

Dear Commissioners:

The Avalon fully contained Community Proposal is inconsistent and in conflict with the Skagit County Countywide Planning Policies (CPPs) which have been mutually agreed to by Skagit County and local municipalities to sustainably manage growth and to 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 is violation of the 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

Ronald Nichols

From: Sharon Alban <hammocksam@yahoo.com>
Sent: Wednesday, May 5, 2021 11:51 AM
To: Commissioners
Subject: NO to "contained community"

There is no such thing as a contained community. Vote NO on allowing this development!

Sent from my iPhone

From: Holli Watne <holliwatne@yahoo.com>
Sent: Wednesday, May 5, 2021 11:33 AM
To: PDS comments
Subject: Fw: Comment on Skagit County's 2021 Docket of Proposed Policy, Code, and Map Amendments

Dear Commissioners Browning, Janicki and Wesen,

I have recently heard about this proposal for a "self-contained community" north of Burlington. From my understanding, this Avalon Community proposal goes against well-established Countywide Planning Policies that are against creating urban sprawl in Skagit County. For example, it is in conflict with the 2007 Skagit Countywide Planning Policies to sustainably manage growth, specifically CPP 1.1 that directs urban growth into existing Urban Growth areas.

On a personal note, as a homeowner in Burlington since 2012, I am not excited at all about this project. I live near the intersection of I-5 and HWY 20, and I dread the thought of having all those extra cars blocking up local traffic more than it already is.

Besides, the taste of rural life is one of my favorite things about living in this area. My husband, who is a local business owner and has family ties to this area dating back generations, tells me stories about how much this area has grown in recent decades. Just the other day he was telling me that the box stores just south of Costco used to be "the best pumpkin patch".

I fear that inviting a large new large community to this area with strain our infrastructure and ultimately lead to the degradation of our rivers, agriculture, and beautiful open spaces. These are some of the things I love most about living here. I know that growth in this area is inevitable, but I would rather see it come as slowly as possible. That way, the next few generations might still get to have their own stories about the best pumpkin patches around.

Please protect the unique quality of life we have here in the Skagit.

Sincerely,

Holli Watne

From: Lynn Lennox <planetblanchard@gmail.com>
Sent: Wednesday, May 5, 2021 11:30 AM
To: PDS comments
Subject: Docketing LR20-4

Dear County Commissioners:

I am concerned about allowing FCC's into Skagit County. The public has not had enough time to consider the implications of creating new cities within rural Skagit County. Please do not allow major residential development in the Skagit countryside. Can't future population growth be developed within the cities and towns we already have, as our county plans currently require? We count on you to help plan for considered growth, not leave it to developers who are in it for profit only. Please do not make changes in our Comprehensive Plan without MUCH more consideration and additional opportunity for public comment. This should not be considered in the next round of Comprehensive Plan Amendments.

Protect the rural character of Skagit County - do not let developers turn Skagit into a suburb. Vote "no" on allowing Fully Contained Communities in Skagit County. Vote "no" on docketing LR20-4! Thank you for your time and for all of your continued efforts in caring for our county.

Sincerely,
Lynn Lennox

Lynn Lennox
3583 Legg Road
Blanchard-Bow, WA 98232

From: John Kajfas <jkajfas@comcast.net>
Sent: Wednesday, May 5, 2021 11:20 AM
To: Commissioners
Subject: Skagit County's 2021 Docket of Proposed Policy, Code ,and Map Amendments

Dear Commissioners:
The Avalon fully contained Community Proposal is inconsistent and in conflict with the 2007 Skagit County Countrywide Planning Policies (CPP's) which have been mutually agreed to by Skagit County and local municipalities to sustainably manage growth. Specifically, CPP 1.1 directs all urban growth not 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 is 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 Comm Final Recommendations. Please vote NO on docketing this proposal.

Respectfully,
John C. Kajfas
jkajfas@comcast.net
(360) 661-6826
13668 Avon Allen Road
Mount Vernon, Wa

From: Nancy Jenny <lnjenny@msn.com>
Sent: Wednesday, May 5, 2021 11:20 AM
To: PDS comments
Subject: Docketing LR20-4

Dear Skagit County Commissioners,

Please DO NOT DOCKET for adoption the comprehensive plan change that will allow major residential development in Skagit countryside (LR20-4)

Skagit County should honor its commitment to send the majority of future population growth to the cities and the towns.

Protect the rural character of Skagit County – do not let developers turn Skagit County into a suburb.

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

Please vote NO on docketing LR20-4.

Thank you.

Sincerely,

Nancy Jenny
17165 Big Fir Place
Mount Vernon, WA 98274

From: JON BOYCE <jonboyce@comcast.net>
Sent: Wednesday, May 5, 2021 11:11 AM
To: Commissioners
Subject: No to FCC.

Dear Commissioners:

I am writing to encourage you to deny approval of the FCC north of Burlington (and north of Cook Rd!). This is a classic example of a developer coming in and proposing a huge project that fits their needs rather than trying to fit their project into local goals and values. The Comp Plan discourages sprawl and tries to focus development into the existing growth area rather allowing developers to choose areas not fit for development.

You have a chance to control development now and that is why the County went through the Comp Plan process - to develop a unified opinion by all who participated about what is the right path forward for Skagit County. If you now choose to ignore that consensus to accommodate an individual developer, the whole process will be wasted. How would you be able to hold the next developer to the standards of the Comp Plan if you allow this project?

Please vote no and encourage them to repackage their project within the designated Growth Area.

Respectfully yours,

Jon Boyce

From: Charlene Day <charday99@gmail.com>
Sent: Wednesday, May 5, 2021 11:00 AM
To: Commissioners
Subject: Please protect our precious lands from overdevelopment LR20-4

Dear County Commissioners:

Please do not docket for adoption the comprehensive plan change that will allow major residential development in the Skagit countryside (LR20-4).
Habitat loss has resulted in eliminating one third of our bird population, hastened the release of carbons in the atmosphere that is contributing to our climate crisis.
Do we want to be a county that supports that kind of direction in our planning?

Moreover, clearing canopies that support biodiversity, the extraordinary quality and beauty of this county, would forever impact the natural resources we hold dear. Towns and cities are where populations need to be supported with increased housing, not rural lands that protect our precious salmon streams and raptors that bring tourists to see Skagit County, the place where more raptors can be observed than anywhere else in Washington State!

Protect the rural character of Skagit County - do not let developers turn Skagit into a suburb. Vote "no" on allowing Fully Contained Communities in Skagit County. Vote "no" on docketing LR20-4.

Thank you for considering my appeal and doing what's right for our future and for the generations that come after us.

Charlene Day
4987 Samish Terrace Rd
Bow, WA 98232

From: Eric Hall <ehall@whalls.com>
Sent: Wednesday, May 5, 2021 10:57 AM
To: PDS comments
Subject: Skagit County's 2021 Docket of Proposed Policy, Code, and Map Amendments

Please consider this email as the comments of the Skagit county residents indicated below related to the docketing decision on the proposed actions in LR 20-04, the request of Skagit Partners LLC for amendments to the Countywide Planning Policies (CPPs), the Comprehensive Plan (CP) and the County's Development Regulations (DRs).
I am writing to urge the County Commissioners to **decline** to docket LR20-04 for consideration in 2021 for the following reasons:

I. T**he permitting of FCC's is contrary to the citizen guidelines for Skagit County growth which was developed over a 1.5 year process and entitled Envision Skagit 2060.**
See recommendation 12 on page 34 of the report.

II. SCC 14.08 does not allow consideration of proposed amendments to the CPPs in the docketing process.
The Comprehensive Plan Policy or Development Regulation Amendment Suggestion submitted by Skagit Partners LLC proposes amendments to the Countywide Planning Policies (CPPs).

The process for docketing Comprehensive Plan amendment requests, set out in Ch. 14.08 SCC, does not include amendments to the Countywide Planning Policies. SCC 14.08 by its own terms is limited to:

- requests for comprehensive plan amendments;
- comprehensive plan map amendments;
- rezones permitted by an existing Comprehensive map designation;
- and amendments to the development regulations. SCC 14.08.020(2).

The petition of Skagit Partners seeks to amend the Countywide Planning Policies through the docketing process. This is an impermissible use of the docketing process and no proposed amendments to the CPPs should be docketed.

III. Removing the CPP amendment requests does not make the proposal subject to consideration on this year's docket because the proposed amendments to the Comprehensive Plan and Development Regulations violate the CPPs.
The Skagit County Countywide Planning Policies do not allow Fully Contained Communities (FCCs). The CPPs expressly provide that 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. (emphasis added)

The CPPs then list the UGAs in Skagit County:

- Anacortes
- Bayview Ridge
- Burlington

- Concrete
- Hamilton
- La Conner
- Lyman
- Mount Vernon
- Sedro-Woolley
- Swinomish

No additional UGAs are permitted under the CPPs. A fully contained community is an urban growth area. RCW 36.70A.350. Under the CPPs, a new urban growth area is not an allowed use. The proposal to create one should not be docketed for consideration because at this time it would make an impermissible change to the Comprehensive Plan.

IV. Comprehensive Plans must comply with the CPPs.

The Countywide Planning Policies is the guiding document for the Skagit County Comprehensive Plan and the Comprehensive Plan must comply with the CPPs. This is set out in the CPPs:

i. These countywide planning policies shall be the foundation for the Skagit County Comprehensive Plan.
ii. All Elements of the Comprehensive Plan, including maps and procedures, shall comply with these policies. Amendments to the other components of the comprehensive plan shall conform to these policies.

The County Commissioners are not empowered to change the Comprehensive Plan in violation of the adopted Countywide Planning Policies. Therefore, this is not the appropriate time to consider the comprehensive plan and development regulations amendments proposed by Skagit Partners. The docketing recommendation for considering LR20-04 in 2021 should not be adopted.

V. Docketing LR 20-04 at this time would be poor policy.

A. There is not time for robust public participation.

The proposal of Skagit Partners involves a major change to life in Skagit county. Creating an urban growth center for thousands of residents outside of any city or town and placing it in a rural area fundamentally impacts transportation, new urban levels of service, the rural character of the county, and drainage onto downstream agricultural lands, to name just a few. The public is not widely aware of this potential change and it will take time to mount a major outreach campaign so that public opinion can be heard. To make that effort even more difficult, we are still under pandemic conditions. The time to garner public opinion on such a far-reaching proposal is not now.

B. The County must coordinate planning for urban growth with the cities and towns.

There must be time for thorough consultation with the cities and towns in Skagit. The cities and towns are parties to the CPPs and also use them to plan for their own futures. For example, the City of Mount Vernon used the CPP population allocations that the Skagit Partners proposal seeks to overturn as the basis of its 2016 Buildable Lands Analysis. Cities and towns have been reducing their lot size requirements to allow for more residential infill, in reliance on the CPPs. Joint planning with the cities and towns is required by the GMA. RCW 36.70A.210. Taking unilateral action would violate the GMA.

C. Time and resources are needed to fully evaluate the potential consequences of an FCC and the new public spending it will require.

There are many potential major ramifications to the proposal for FCCs. We need to explore them fully, especially since the vesting proposal means any applications submitted under the FCC designation are vested to those regulations in effect when the changes are adopted - which means those regulations cannot be undone for those applications. Ever.

Instead of rushing consideration of the FCC proposal to occur this year, it should be considered at the time of (or following) the CP update, when all the resources necessary to making such a momentous decision can be pulled together. The 2007 CP update process took two years, allowing for thorough consideration of all the potential ramifications.

Further, a UGA proposal (which is what the FCC proposal amounts to) should be submitted by the jurisdiction that will have to make it work. The urban levels of service that a new UGA will have to provide are the responsibility of the jurisdiction in which the UGA is located. That means the county will have to provide urban levels of law enforcement services, fire protection and drainage, not to mention water and sewer services, regardless of whether there is a "development agreement" to do that. Some of these additional costs are built into the rationale for this proposal. For example, it calls for "transit-oriented" development. That means it must be served by transit – but who will provide that? It is difficult to think of a time when public transit paid for itself. Will that not be another taxpayer cost?

D. A large-scale new UGA is not likely to solve the housing affordability dilemma.
Housing affordability is definitely a major concern in our county. However, a new UGA is not the only, nor the best, solution for more housing. Is it better to have 8 story apartment buildings in the heart of the countryside or rented ADUs of modest size on rural lots, sharing utility services with the main house? The County has successfully implemented rural ADU regulations but that means those new housing units count as growth in the rural areas. Taking rural lands and re-naming them as urban is still converting rural lands to urban uses. We need to continue Skagit-sized solutions. We can do better than FCCs.

In this proposal, the need for affordable housing is argued without a true commitment to providing meaningful amounts of low to moderate income housing. After all, what is a "mix" of housing types? How much "affordable housing" would be included and who will build it? Even less certain, how will affordable rental housing be provided? It may be an allowable use, but who will see that such ownership and management is provided?

Moreover we should be aware that there is nothing to prevent the creation of a huge commuter enclave for the many Seattle workers being squeezed out of the Seattle housing market, workers who command higher salaries than local people. Who will actually benefit, besides the current land-owners? What keeps the housing from being purchased by investors – real estate investment firms, foreign investors, owners of second, third or fourth homes?

E. Changing the allowable uses on some rural property is itself spending public resources

Zoning and land use restrictions are imposed by local government for the public good. They should only be changed for the public good as well. In this case, a private corporation seeks to benefit from changing the uses on rural land it owns (or controls). All other rural landowners will be held to the current restrictions so we must ask: Is this a good use of a public resource that we, as a whole, have earned?

No matter what "could" be done with an FCC, once it is an allowed use, any plan that fits within the parameters of an FCC is allowable. As a consequence, we must be very careful with the choice to turn over precious land resources, especially to a private entity whose mission is not creation of affordable housing. Despite the arguments being made in this proposal, no one can be compelled to build what is allowed – providing for 8 story apartment buildings does not mean anyone will build them, let alone manage and maintain them, for example. The "maybes" and "it is possibles" do not amount to enforceable promises. Instead we must ask: how will we know if this proposal for large scale residential development in the Skagit countryside will actually benefit the public?

Pavement is forever; development rights vest at the time of the accepted application. This decision is too big to rush.

I urge you to decline to consider the Skagit Partners' proposal LR20-04 on the 2021 docket.

Eric Hall
2519 River Vista CT, Unit B
Mount Vernon, WA 98273
360-770-5256 cell

From: Heidi R <cheloniahonu@gmail.com>
Sent: Wednesday, May 5, 2021 10:51 AM
To: Commissioners; PDS comments
Subject: Skagit County's 2021 Docket of Proposed Policy, Code, and Map Amendments

Comments from:
Harriet Rooks
4207 Cherry Ln, Anacortes, WA 98221

Dear Skagit County Commissioners:

The Avalon fully contained Community Proposal is inconsistent and in conflict with the Skagit County Countywide Planning Policies (CPPs) which have been mutually agreed to by Skagit County and local municipalities to sustainably manage growth and to 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 is violation of the CountyWide 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,
Harriet Rooks

From: Steven Lospalluto <slospalluto@gmail.com>
Sent: Wednesday, May 5, 2021 10:50 AM
To: PDS comments
Subject: Skagit County's 2021 Docket of Proposed Policy, Code, and Map Amendments

Dear Commissioners:
The proposal for Fully Contained Communities (FCCs) is inconsistent and in conflict with the Skagit County Countywide Planning Policies (CPPs) which have been mutually agreed to by Skagit County and local municipalities to sustainably manage growth and to direct all urban growth into EXISTING Urban Growth Areas.
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

From: Leah Dowd <leahdowd@yahoo.com>
Sent: Wednesday, May 5, 2021 10:41 AM
To: Commissioners
Subject: Skagit County's 2021 Docket of Proposed Policy, Code, and Map Amendments

To whom it may concern

I am writing to urge you to vote "no" on fully contained communities in Skagit County.

While it may seem an enticing idea, it will have a hugely negative impact on our roads and traffic will be unbearable because the roads were not made to accommodate an extra 30 thousand vehicles, the are maxed out as it is.

Please vote to preserve the Skagit County farmland. It is the agriculture that makes this area appealing for employment and a place to live, it is calm, quiet, and slow-paced. We have a rich farm community that encourages a certain way of life, and mega developments are better suited for places like Seattle where things are extremely fast paced and impersonal.

Vote no on FCC's to maintain the Skagit agricultural community.

Thank you,

Leah Dowd

18581 Burkland Rd
Mount Vernon WA 98274

Sent from Yahoo Mail on Android

From: Chuck Howell <chowell951@yahoo.com>
Sent: Wednesday, May 5, 2021 10:30 AM
To: PDS comments
Subject: "Skagit County's 2021 Docket of Proposed Policy, Code, and Map Amendments"

Thank you for the opportunity to comment on the proposed "Fully Contained Community (FCC)".

I am not in favor of this new subdivision as it will: impact our roads; add too many additional vehicles to our roads and therefore impact our atmosphere; plus the housing may be priced too high for most of our county population to purchase.

Specifically though:
A). The proposed project violates the 2002 Framework Agreement and Skagit County Countywide Planning Policies;

B). The project, if approved, will disregard the 32 years of community led and supported comprehensive planning;

C). While the project is proposed as a "Fully Contained Community", it will not fully and truly contained because it does not include adequate commercial, retail, health services and potentially other infrastructure to fully support the popular density.

A major concern I have is about the proposed density of the project subdivision. I read that a 2008 North Sound Household Travel Survey found that the average person in the county takes 3.7 car trips per day. The survey computes this to a total of 31,450 additional car trips per day…while I do question that number, the number of car trips on our roads will increase greatly and more than our county should incur. The analysis also says that 8,500 people will be leaving and entering the subdivision multiple times a day. That is way too many for the county infrastructure to support.

Let's not forget the impact of the additional cars on Interstate-5 between Burlington and Mount Vernon. Currently at least 78,000 cars use I-5. The project would seem to increase that number by nearly 50%. That is just too many cars for our Burlington-MV I-5 corridor.

In conclusion and to reiterate a point made by others, "The Skagit County's Growth Management Steering Committee, made up of Mayors from our local towns and cities in addition to all three County Commissioners, has consistently year after year said no to discarding 32-years of planning for one developer.

Thanks for your consideration,

Chuck Howell
4987 Samish Terrace
Bow

From: Paul Huguenin <phuguenin@live.com>
Sent: Wednesday, May 5, 2021 10:30 AM
To: Commissioners
Subject: Re: Fully Contained Community - County Resident Input

Address included below.

Please vote NO to fully contained communities here in Skagit Valley. We are primarily a rural agricultural county, and while big money developers want their investment return, it is the local residents who will bear the brunt of development.

Regards,

Paul Huguenin
360-640-2008
phuguenin@live.com
1426 Alger Cain Lake Rd
Sedro Woolley, WA 98284

From: Paul Huguenin
Sent: Wednesday, May 5, 2021 10:26:04 AM
To: commissioners@co.skagit.wa.us <commissioners@co.skagit.wa.us>
Subject: Fully Contained Community - County Resident Input

Please vote NO to fully contained communities here in Skagit Valley. We are primarily a rural agricultural county, and while big money developers want their investment return, it is the local residents who will bear the brunt of development.

Regards,

Paul Huguenin
360-640-2008
phuguenin@live.com

From: Jodie Buller <jodiebuller@icloud.com>
Sent: Wednesday, May 5, 2021 10:28 AM
To: Commissioners
Subject: Please vote no on Avalon and other "fully contained community" developments

Dear Skagit County Commissioners,

Skagit needs more housing, yes. The affordable kind, for the people who live here. You have my full support on developing those kinds of projects.

But Avalon? You will lose my vote if you for this project - no matter what other good choices you have made along the way.

This is a terrible idea, and will make life harder on the daily and every day for Skagit residents. Please do not open the door to sprawl and traffic and entitlement -

I don't know how many people have written to protest this idea, but I have seen it announced in community pages on social media and spreading virally - and the consensus on those platforms is that people are against it wholeheartedly.

Thanks for your consideration
Jodie Buller
La Conner resident
Sent from my iPhone

From: Judy Baker <judyrbaker15@gmail.com>
Sent: Wednesday, May 5, 2021 10:25 AM
To: Commissioners
Subject: Docketing LR 20-4

Dear County Commissioners,

Please do not docket for adoption the comprehensive plan change that will allow major residential development in the Skagit countryside. (LR 20-4)

Skagit County should honor its commitment to send the majority of future population growth to the cities and towns.

Protect the rural character of Skagit County-----do not let developers turn Skagit into a suburb. Vote "no" on allowing Fully Contained Communities in Skagit County.

Vote "no" on docketing LR 20-4

Judith R. Baker
1504 Alpine View Place,
Mt. Vernon, WA 98274

From: Kris Molesworth <kris.bayview@gmail.com>
Sent: Wednesday, May 5, 2021 10:23 AM
To: PDS comments
Subject: Docket of proposed policy amendments

I am opposed to allowing the proposed development of a so-called “fully contained” community within Skagit County. Please feel free to contact me for more information.

Kris Ekstrand Molesworth
11252 Third Street (Bay View)
Mount Vernon WA 98273
360 708 6626

Sent from my iPhone

From: Richard Brocksmith <RichardB@mountvernonwa.gov>
Sent: Wednesday, May 5, 2021 10:23 AM
To: PDS comments
Subject: Fw: FCCs

Please vote no on docketing FCCs, LR20-4. It may come to be in future years, but I believe we must dialogue across local governments about all of our housing vision and tools so that we build a system from the ground up that will serve Skagit better than this proposal does. I commit to working tirelessly with you on that endeavor at the City of Mount Vernon.
Richard Brocksmith
Mount Vernon City Councilmember At Large

From: SCOTT & JILL MOREHEAD <sjgm1@comcast.net>
Sent: Wednesday, May 5, 2021 10:18 AM
To: PDS comments; Commissioners
Subject: LR20-4 -vote no

Dear County Commissioners:

Please do not docket for adoption the comprehensive plan change that will allow major residential development in the Skagit countryside (LR20-4).Skagit County should honor its commitment to send the majority of future population growth to the cities and towns. Protect the rural character of Skagit County - do not let developers turn Skagit into a suburb. Vote "no" on allowing Fully Contained Communities in Skagit County. Vote "no" on docketing LR20-4.

I encourage you all to take a drive down SR530 from Arlington into the Darrington Area, what used to be pristine farms and forest is now littered with housing developments, lighted billboards, and smoke shops. Please preserve our valley and the way of life that has brought so many of us here.

Jill and Scott Morehead
9343 Samish Island Rd.
Bow, WA

From: Kaitlin Lawrence <lawrence.km@hotmail.com>
Sent: Wednesday, May 5, 2021 10:07 AM
To: PDS comments
Subject: Fw: Skagit County's 2021 Docket of Proposed Policy, Code, and Map Amendments

Hello,

I am writing today to express my deep concern for the proposed development of the “Fully Contained Community (FCC)” in Skagit county. Skagit farm land has been sold and developed at an alarming rate over the last couple decades; we need to put a stop to that and preserve the land in order to feed our residents and livestock. Why destroy the natural beauty that comes with open land or farm land? With more people comes more crime, traffic, maintenance, how would we combat that? I feel if more land is developed, especially at a scale proposed for the FCC, it will do nothing but hurt Skagit county and its residents. Please hear my concerns and vote NO to sprawl, NO to the proposed FCC!

Thank you,

Kaitlin Lawrence
425-330-4558
6504 Ershig Rd
Bow, WA 98232

From: Kaitlin Lawrence
Sent: Wednesday, May 5, 2021 10:00 AM
To: pdscomments@co.skagit.wa.us <pdscomments@co.skagit.wa.us>
Subject: Skagit County's 2021 Docket of Proposed Policy, Code, and Map Amendments

Hello,

I am writing today to express my deep concern for the proposed development of the “Fully Contained Community (FCC)” in Skagit county. Skagit farm land has been sold and developed at an alarming rate over the last couple decades; we need to put a stop to that and preserve the land in order to feed our residents and livestock. Why destroy the natural beauty that comes with open land or farm land? With more people comes more crime, traffic, maintenance, how would we combat that? I feel if more land is developed, especially at a scale proposed for the FCC, it will do nothing but hurt Skagit county and its residents. Please hear my concerns and vote NO to sprawl, NO to the proposed FCC!

Thank you,

Kaitlin Lawrence

From: Karen Gardiner <kgardinerb@gmail.com>
Sent: Wednesday, May 5, 2021 10:07 AM
To: PDS comments
Subject: Docketing LR20-4

Dear County Commissioners:

Please do not docket for adoption the comprehensive plan change that will allow major residential development in the Skagit countryside (LR20-4).

Skagit County should honor its commitment to send the majority of future population growth to the cities and towns.

Protect the rural character of Skagit County - do not let developers turn Skagit into a rural suburb. FCCs would negatively impact our rural lands. We need to work to protect our farmland and wildlife areas while we still can. Vote "no" on allowing Fully Contained Communities in Skagit County.

Vote "no" on docketing LR20-4.

Karen Gardiner
726 N 14th Street
Mount Vernon, WA 98273

From: Bill Sygitowicz <billsyg@vinedev.com>
Sent: Wednesday, May 5, 2021 10:05 AM
To: PDS comments
Subject: LR20-04 Fully Contained Community

Dear Commissioners and PDS Department,

Please docket, review, and approve this application. An adequate predictable supply of housing is critical for the management of the future of Skagit County. Too many recently added employees have not been able to find housing within the county, thereby depriving the county of their financial benefit. A Fully Contained Community will not solve all of that problem but it will certainly help, and if planned properly, will not adversely affect the county's important farmland.

Thank you for considering and adopting our important and significant amendments.

Bill

Bill Sygitowicz
PO Box 29840
Bellingham, WA 98228
360-739-4089
billsyg@vinedev.com

From: Mandy Turner <ladysunflower.blue@gmail.com>
Sent: Wednesday, May 5, 2021 10:01 AM
To: PDS comments
Subject: Fully contained communities

Dear commissioners,
As a local Skagit residence I would like to add comment that a “fully contained community” aka Avalon would drastically impact the overall community of Skagit valley. The valley is already overwhelmed with new residence, roads are at full traffic most of the week, not to mention weekends. The local businesses are not able to provide jobs for enough community members and more residence would worsen the problem. The Avalon project would impact the surrounding community in a strongly negative way, please do not let this project, or any “fully contained community” pass.
Amanda Turner
5800 Ewing’s ct
Bow wa
98232

Sent from my iPhone

From: Bud Anderson <budathome2012@hotmail.com>
Sent: Wednesday, May 5, 2021 9:53 AM
To: PDS comments
Subject: Skagit Farmland - preserve

Dear Commissioners,
It is vital to preserve Skagit farmland and not turn our Valley into a mega-city. I am counting on YOU to protect the residence of Skagit County and our valuable farmland.

Regards,

Bud Anderson
11067 Post Drive
Anacortes, WA 98221

360-293-5343

From: Anisha McKiernan <theknottyraven18@gmail.com>
Sent: Wednesday, May 5, 2021 9:39 AM
To: Commissioners
Subject: No
Attachments: county comments on sprawl.rtf; ATT00001.txt

McKiernan family

7501 valley view rd
Sedro Woolley wa 98284

Dear Commissioners:

Skagit county for **the last 32 years has said NO** to such a large expansion in the area to New urban growth, and to keep urban growth to the already existing Urban growth areas that have been already estabilshed by the county and its local municipalities. This build will violate multiple prexisting countywide planning policys, current UGAs and the Envision Skagit 2060 citizen committee's continued efforts to prevent new urban growth outside already designated areas.

Why We say no to Sprawl, for many reasons with our community in mind, On the topic of the Community expansion, Sprawl will not only directly conflict multiple motions already created by the Skagit county planning policies,and the 2002 framework agreement set by the surrounding towns and cities it will also directly affect the current estabilshed small communities in the common area of the build. Going fourth with this build of the Sprawl community will set in motion a variety of set backs and inconvienences to the surrounding towns, local businesses, manicipalities, and families that have been estabilshed in the area.

Since the community proposed is not fully contained with an adequate infrastructure to fully support the population density, The effect on the current established residents of the area would include and is not limited to the following: Sprawl will bring in **31,450 cars** worth of traffic to the area and more traffic equals more road maintenance and repairs, thus adding an increase to current resident tax payers. By **adding 8,500** more residents to the area, the local schools will be pressed to expand to accomodate the larger community, the county will have to expand its current law enforcement in the local area, and more large commercial estabilsments will be added to accomodate a population increase.

In result more of our local farm land will slowly be taken over by such an expansion. Not only will it cause taxes to increase in the area but more people also brings in more crime, and other unnecessary **"Riff Raff"** for the current residents of the common surrounding areas. Also disrupting the currently in place sustainablity plans the county has adopted to avoid such expansions and preservation of the county lands.

Due to the inconsistency with the current Skagit county planning policies and no credible evidence of the local municipalities to accomodate this proposal moving forward will impact the community indefinately. Please vote **NO** on docketing this proposal

We SAY NO to SPRAWL

From: Cynthia Simonsen <csimonsen52@gmail.com>
Sent: Wednesday, May 5, 2021 9:34 AM
To: PDS comments
Subject: Docketing LR20-4

Dear County Commissioners:

Please do not docket for adoption the comprehensive plan change that will allow major residential development in the Skagit countryside (LR20-4). Skagit county should honor its commitment to send the majority of future population growth to the cities and towns.
Protect the rural character of Skagit County! Do not let developers turn Skagit into a suburb! Vote “no” on docketing LR20-4.
Cynthia Simonsen
PO Box 1974
Anacortes, WA 98221

From: Linda Fenstermaker <lindafenstermaker@gmail.com>
Sent: Wednesday, May 5, 2021 9:28 AM
Subject: Proposed gated community

Dear County Commissioners:
Please do not docket for adoption the comprehensive plan change that will allow major residential development in the Skagit countryside (LR20-4). Skagit County should honor its commitment to send the majority of future population growth to the cities and towns.

Protect the rural character of Skagit County - do not let developers turn Skagit into a suburb. Vote "no" on allowing Fully Contained Communities in Skagit County. Vote "no" on docketing LR20-4.

--
All the best,
Linda Fenstermaker
325 N 18th St
Mount Vernon, WA 98273

From: David L Peterson <wild@uw.edu>
Sent: Wednesday, May 5, 2021 9:11 AM
To: Commissioners
Subject: Letter with comments — Proposed policy, code, and map amendments
Attachments: Letter to Commissioners Vote NO on Avalon.docx

Please see attached letter

From: Anne Winkes <annewinkes@gmail.com>
Sent: Wednesday, May 5, 2021 9:11 AM
To: PDS comments
Subject: Docketing LR 20-04

Dear Commissioners,

I am writing to urge you not to docket LR 20-04.

I do so in light of these thoughts. The first is about planning in general.

Counties have planning commissions and that is well and good. The question we would ask, as we should about any planning process, is what does it plan for?

More important than planning's existence is its aim. Are we planning for preservation of the county's unique and wonderful character or for its destruction?

As population pressures join hands with monied interests, that question becomes ever more critical, and this morning that question leads naturally to the issue before the Commissioners: FCC's or fully contained communities.

Three thoughts about them: Since they are "planned" to be larger than some Skagit County towns and cities, and will have no government of their own, they will be parasitic on the county from the get-go. The county will be responsible for all their services, including but not limited to fire, law enforcement, and roads with their resultant changes in traffic patterns. When the county has an arrangement with cities, as it does with EMS, responsibility for services will fall nearby cities. Without a taxing authority of their own, such communities seldom pay their own way.

Remember that only recently Skagit County did not wish to take on the responsibility of creating a county-wide EMS service. It would seem odd that it might now move to take on the responsibility of any number of developments the size of the cities that already exist within its borders.

Finally, large developments have many implications and effects beyond the obvious. They affect the land and certainly the nearby school districts, but also the entire social and business fabric of the the area where they are placed. So-called Fully Contained Communities is a dangerous misnomer, because the evidence is such they are anything but.

Please do not docket LR 20-04.

Ken Winkes
18562 Main
PO Box 586
Conway, WA. 98238

From: Judy Farrar <judy.farrar@gmail.com>
Sent: Wednesday, May 5, 2021 9:04 AM
To: PDS comments
Subject: Docketing LR20-4

Please vote NO on docketing LR20-4.

Judy Farrar
13033 Sunrise Drive
Mount Vernon, WA 98273

From: Mary Ruth Holder <mruthholder@gmail.com>
Sent: Wednesday, May 5, 2021 9:04 AM
To: PDS comments
Subject: Resubmission Public comment, Docketing of LR20-04, Fully Contained Community proposal

This second resubmission also includes our complete mailing address. Our comment was previously submitted to address this proposed amendment we called "20-4", rather than "20-04". We expect PDS and the Board of Commissioners will receive many comments that do not name proposal 4 in 2020 as proposal "04" (there were only 8 proposals with the prefix "20", numbered 1 through 8) but omit the zero. That zero should have -- well -- zero significance, but in an excess of caution we urge the PDS and the Board of Commissioners to avoid any temptation to ignore any comments based on calling an "04" a "4." The proposed amendment is a matter of extreme importance to the residents of Skagit County and we urge you to fully consider their views. Previously submitted comment with amended docket number follows. Thank you.

Skagit County Planning and Development Services
pdscomments@co.skagit.wa.us

Public comment on Docketing of LR20-04, Fully Contained Community proposal

Please accept our comment on the 2021 Docket of Comprehensive Plan, Land Use Map, and Development Code Amendments. We request that you **exclude** from this Docket Petitioner Application LR 20-04, Fully Contained Community (FCC) Proposal by Skagit Partners LLC seeking a Policy/Development Code Amendment and **reject** the requested Policy/Development Code Amendment.

The proposed amendment would result in the urbanization of Skagit County. The decision to allow FCCs would upend the unique character and livability of our county. In fact, the change would be so radical that it would be unconscionable for the Board of Commissioners and the Planning Department to allow the amendment in favor of FCCs in the absence of extensive public outreach about all potential impacts, and widespread public participation prior to such a decision to docket the amendment. By this, we do not mean the usual process by which the public has very little opportunity to give comments and is provided with only scant information. This momentous decision demands that the County provide a full and fully transparent extended public process and conversation.

Allowing FCCs to spread throughout our County has serious implications for *at least* the following: agricultural lands, forest lands; wildlife, including salmon; air and water quality; water supply; traffic and roadways; quality of life; public health, climate change resilience, property taxes and more. The County must address all of these foreseeable adverse impacts before considering this radical amendment for high-density city-like developments. With a projected climate crisis that will most certainly further challenge our agriculture, demand for water supply, forest lands and public health and safety why would the County now allow FCCs? Instead, it should be addressing these urgent issues rather than taking an action that would exacerbate these challenges.

FCCs lack their own municipal government. Services, including police, fire, EMS, school districts and more would come from local government service providers. If there is any gap between monies for services required and the taxes derived from the FCC residents, this would likely be made up by increases of property taxes from current Skagit residents. Local governments would also be on the hook for monies associated with new or

expanded roads needed to support the numerous car trips to and from FCCs. This would also cause taxes to increase.

We agree with others who have stated that the proposed amendment would violate the state's Growth Management Act; County Wide Planning Policies; 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; and Skagit County's Comprehensive Plan, UGA designation policies. Appropriate application of all of the above mandate that FCCs should only be a remedy of last resort based on *credible comprehensive independent studies* and full public vetting, rather than speculation and the assertions of would-be developers.

For all of the above reasons and those stated in objections to the proposal by others, we ask that you vote **NO** to docketing LR20-04.

Thank you for considering our comment.

Sincerely,
Mary Ruth and Phillip Holder
201 S. 7th St.
Mount Vernon, WA 98274-3912

c. Skagit County Board of Commissioners
commissioners@co.skagit.wa.us

From: Margaret Orr <margaretjorr@gmail.com>
Sent: Wednesday, May 5, 2021 8:55 AM
To: Commissioners
Subject: Docketing LR20-4

Dear County Commissioners:

Please do not docket for adoption the comprehensive plan change that will allow major residential development in the Skagit countryside (LR20-4).

Skagit County should honor its commitment to send the majority of future population growth to the cities and towns.

Please protect the rural character of Skagit County - do not let developers turn Skagit into a suburb. Please vote "no" on allowing Fully Contained Communities in Skagit County. Vote "no" on docketing LR20-4.

Thank you,
Margaret Simpson

From: Gary Wickman <gwickman1@gmail.com>
Sent: Wednesday, May 5, 2021 8:55 AM
To: PDS comments
Subject: Docketing LR20-4

To the Commissioners:

Please consider this letter as our comments related to the docketing decision on the proposed actions in LR 20-04, the request of Skagit Partners LLC for amendments to the Countywide Planning Policies (CPPs), the Comprehensive Plan (CP) and the County's Development Regulations (DRs).

We are writing to urge the County Commissioners to decline to docket LR20-04 for consideration in 2021 for the following reasons:

I. SCC 14.08 does not allow consideration of proposed amendments to the CPPs in the docketing process.

The Comprehensive Plan Policy or Development Regulation Amendment Suggestion submitted by Skagit Partners LLC proposes amendments to the Countywide Planning Policies (CPPs).[1] The process for docketing Comprehensive Plan amendment requests, set out in Ch. 14.08 SCC, does not include amendments to the Countywide Planning Policies. SCC 14.08 by its own terms is limited to: requests for comprehensive plan amendments; comprehensive plan map amendments; rezones permitted by an existing Comprehensive map designation; and amendments to the development regulations. SCC 14.08.020(2). The petition of Skagit Partners seeks to amend the Countywide Planning Policies through the docketing process. This is an impermissible use of the docketing process and no proposed amendments to the CPPs should be docketed.

II. Removing the CPP amendment requests does not make the proposal subject to consideration on this year's docket because the proposed amendments to the Comprehensive Plan and Development Regulations violate the CPPs.

The Skagit County Countywide Planning Policies do not allow Fully Contained Communities (FCCs). The CPPs expressly provide that 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.[2] (emphasis added)

The CPPs then list the UGAs in Skagit County: Anacortes, Bayview Ridge, Burlington, Concrete, Hamilton, La Conner, Lyman, Mount Vernon, Sedro-Woolley and Swinomish. No additional UGAs are permitted under the CPPs. A fully contained community is an urban growth area. RCW 36.70A.350. Under the CPPs, a new urban growth area is not an allowed use. The proposal to create one should not be docketed for consideration because at this time it would make an impermissible change to the Comprehensive Plan.

III. Comprehensive Plans must comply with the CPPs.

The Countywide Planning Policies is the guiding document for the Skagit County Comprehensive Plan and the Comprehensive Plan must comply with the CPPs. This is set out in the CPPs:

i. These countywide planning policies shall be the foundation for the Skagit County Comprehensive Plan.

ii. All Elements of the Comprehensive Plan, including maps and procedures, shall comply with these policies. Amendments to the other components of the comprehensive plan shall conform to these policies.[3]

The County Commissioners are not empowered to change the Comprehensive Plan in violation of the adopted Countywide Planning Policies. Therefore, this is not the appropriate time to consider the comprehensive plan and development regulations amendments proposed by Skagit Partners. The docketing recommendation for considering LR20-04 in 2021 should not be adopted.

IV. Docketing LR 20-04 at this time would be poor policy.

A. There is not time for robust public participation.

The proposal of Skagit Partners involves a major change to life in Skagit county. Creating an urban growth center for thousands of residents outside of any city or town and placing it in a rural area fundamentally impacts transportation, new urban levels of service, the rural character of the county, and drainage onto downstream agricultural lands, to name just a few. The public is not widely aware of this potential change and it will take time to mount a major outreach campaign so that public opinion can be heard. To make that effort even more difficult, we are still under pandemic conditions. The time to garner public opinion on such a far-reaching proposal is not now.

B. The County must coordinate planning for urban growth with the cities and towns.

There must be time for thorough consultation with the cities and towns in Skagit. The cities and towns are parties to the CPPs and also use them to plan for their own futures. For example, the City of Mount Vernon used the CPP population allocations that the Skagit Partners proposal seeks to overturn as the basis of its 2016 Buildable Lands Analysis. Cities and towns have been reducing their lot size requirements to allow for more residential infill, in reliance on the CPPs. Joint planning with the cities and towns is required by the GMA. RCW 36.70A.210. The taking unilateral action would violate the GMA.

C. Time and resources are needed to fully evaluate the potential consequences of an FCC and the new public spending it will require.

There are many potential major ramifications to the proposal for FCCs. We need to explore them fully, especially since the vesting proposal means any applications submitted under the FCC designation are vested to those regulations in effect when the changes are adopted - which means those regulations cannot be undone for those applications. Ever.

Instead of rushing consideration of the FCC proposal to occur this year, it should be considered at the time of (or following) the CP update, when all the resources necessary to making such a momentous decision can be pulled together. The last CP update process took two years (2005-2007), allowing for thorough consideration of all the potential ramifications.

Further, a UGA proposal (which is what the FCC proposal amounts to) should be submitted by the jurisdiction that will have to make it work.[4] The urban levels of service that a new UGA will have to provide are the responsibility of the jurisdiction in which the UGA is located. That means the county will have to provide urban levels of law enforcement services, fire protection and drainage, not to mention water and sewer services, regardless of whether there is a “development

agreement" to do that.[5] Some of these additional costs are built into the rationale for this proposal. For example, it calls for "transit-oriented" development. That means it must be served by transit – but who will provide that? It is difficult to think of a time when public transit paid for itself. Will that not be another taxpayer cost?

D. **A large-scale new UGA is not likely to solve the housing affordability dilemma.**

Housing affordability is definitely a major concern in our county. However, a new UGA is not the only, nor the best, solution for more housing. Is it better to have 8 story apartment buildings in the heart of the countryside or rented ADUs of modest size on rural lots, sharing utility services with the main house? The County has successfully implemented rural ADU regulations but that means those new housing units count as growth in the rural areas. Taking rural lands and re-naming them as urban is still converting rural lands to urban uses. We need to continue Skagit-sized solutions. We can do better than FCCs.

In this proposal, the need for affordable housing is argued without a true commitment to providing meaningful amounts of low to moderate income housing. After all, what is a "mix" of housing types? How much "affordable housing" would be included and who will build it? Even less certain, how will affordable rental housing be provided? It may be an allowable use, but who will see that such ownership and management is provided?

Moreover we should be aware that there is nothing to prevent the creation of a huge commuter enclave for the many Seattle workers being squeezed out of the Seattle housing market, workers who command higher salaries than local people. Who will actually benefit, besides the current land-owners? What keeps the housing from being purchased by investors – real estate investment firms, foreign investors, owners of second, third or fourth homes?

E. **Changing the allowable uses on some rural property is itself spending public resources**

Zoning and land use restrictions are imposed by local government for the public good. They should only be changed for the public good as well. In this case, a private corporation seeks to benefit from changing the uses on rural land it owns (or controls). All other rural landowners will be held to the current restrictions so we must ask: Is this a good use of a public resource that we, as a whole, have earned?

No matter what "could" be done with an FCC, once it is an allowed use, any plan that fits within the parameters of an FCC is allowable. As a consequence, we must be very careful with the choice to turn over precious land resources, especially to a private entity whose mission is not creation of affordable housing. Despite the arguments being made in this proposal, no one can be compelled to build what is allowed – providing for 8 story apartment buildings does not mean anyone will build them, let alone manage and maintain them, for example. The "maybes" and "it is possibles" do not amount to enforceable promises. Instead we must ask: how will we know if this proposal for large scale residential development in the Skagit countryside will actually benefit the public? Pavement is forever; development rights vest at the time of the accepted application. This decision is too big to rush.

We urge you to decline to consider the Skagit Partners' proposal LR20-04 on the 2021 docket.

Very truly yours,
Gary Wickman

26544 Old Day Creek Road
Sedro Woolley, WA 98284

[1]Proposal Description (1)
[2]CPP 1.1
[3]Skagit County Countywide Planning Policies (i) and (ii)
[4]SCC 14.08.030(1)(b) implicitly acknowledges this by requiring proposals for CP amendments regarding UGAs to be brought by the responsible jurisdiction.
[5]Corporations come and go. Governments may be left with the fall-out.

Sent from my iPad

From: Kim Nielsen <hallekj@yahoo.com>
Sent: Wednesday, May 5, 2021 8:51 AM
To: PDS comments
Subject: FCC proposal

Dear Commissioners:

I've just learned of a proposal to build a Fully Contained Communities (FCCs) just north of Burlington. My understanding is that this is inconsistent and in conflict with the Skagit County Countywide Planning Policies (CPPs). These policies were designed to manage growth sustainability within existing Urban Growth Boundaries and had buy in from local city and county representatives.

We must ensure we protect our farmland and keep new construction within existing UGAs. If current UGAs run out of capacity for additional growth we must explore higher densities and/or identifying and targeting areas that are not farmable for new construction. This proposal, if docketed, violates the 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,

Kimberlee Nielsen

817 S 9th St

Mount Vernon, WA

From: Ronald Hunt <ronsuehunt@gmail.com>
Sent: Wednesday, May 5, 2021 8:48 AM
To: PDS comments
Subject: Skagit County's 2021 Docket of Proposed Policy, Code, and Map Amendments

Skagit County Board of Commissioners

Re: Avalon Fully Contained Community

This letter is in response to the remote public hearing of May 3, 2021, with specific regard to the proposed Avalon fully contained community. As such, we would emphatically add our voice to the participants who expressed concerns over this project. While the issues raised are certainly valid if not partially theoretical, we would hope due weight will be given to our perspective for one very specific reason; we are direct neighbors to the Avalon Golf Course.

Our family has lived on Kelleher Rd since the late 1970's when the ridge line was simply known as Butler Hill. Over the decades we have served witness to tremendous change in the area, some a natural result of increasing population, while others were borne of ambitious development (specifically Avalon GC). Regardless of the reasons, we would like to share some observations and deep reservations over introducing another 3,500 homes and ~9,000 inhabitants to the equation.

Kelleher Rd is simply not equipped to handle an even marginal increase in traffic. Before you make a decision that will have tremendous impact on the area, I ask you to simply drive the road and personally experience both its current state, as well as imagine the exponential increase in vehicles if this community is approved and developed. To suggest the road is a safe commute would be highly erroneous and irresponsible. Kelleher is a narrow road with very little shoulder, numerous blind turns, and a sudden drop-off to Thomas Creek. It is frequently navigated on a daily basis by numerous double-load gravel trucks driving at high speeds. With the development of Avalon Golf Course, a significant increase in non-resident vehicles was added to mix. While this is a common sense observation, if you need further proof simply look to the amount of litter that now lines the road. A simple review of county junk-removal records will detail how Kelleher has turned into a dumping ground for bags of trash, old freezers, tires, entertainment centers, recliners, abandoned RV's, and countless discarded pets due to the proximity of the Humane Society. Finally, I would add the presence of a large homeless encampment the county has allowed to fester.

The developer discusses increased housing while preserving rural areas, and commissioners can acknowledge value as long as it's not at the expense of agricultural or forest land. In this particular matter, both ideas seem to be in complete juxtaposition. The ridge line in question was already deprived of hundreds of acres of forest with the introduction of Avalon Golf Course. While this is not meant as an indictment of Avalon ownership, the truth remains that it greatly altered the surrounding area. Logging of the site has created massive run-off, part of which now cuts through our property, despite Avalon's efforts to mitigate the issue. Extrapolating this effect by clearing an additional 1000+ acres is highly concerning and likely destructive. What can be guaranteed is loss of local wildlife that makes this ridge line home. Generations of deer, coyotes, raccoon, bobcats, and even mountain lions will be further disregarded, stripped of their habitat, and pushed to the edges of society. Thomas Creek is guarded by numerous regulations, even forbidding long-time residents from running their cattle anywhere near the creek. Yet now the county will consider placing what is essentially a new city on top of the hill?

As one participant in the public hearing stated, this proposal has nothing to do with housing increases or population distribution ratios. This is about profit, plain and simple. A developer cares nothing for the concrete

landscape it leaves behind, as they return to their comfortable spreads in Seattle, Whatcom County, or wherever it may be they reside. To those involved in this process, please remember it's all too easy and convenient when you're making decisions regarding someone else's property and don't have to share in the resulting impact. It is the people of north Burlington who will be left with the negative ramifications, increased taxes, destroyed surroundings, pollution and a lost way of life. While these are only but a few of the issues that must be considered, we hope and depend on the county commissioners to protect the unique treasures that make the Skagit Valley the special home it is.

Respectfully,

Ron & Susan Hunt

Jason Hunt

Kimberly Hunt Grotzke

19569 Kelleher Rd.

Burlington, WA 98233

From: Nan Monk <nan.monk@gmail.com>
Sent: Wednesday, May 5, 2021 8:46 AM
To: PDS comments
Subject: No to residential development in Skagit countryside

Subject line: Docketing LR20-4

" Dear County Commissioners:
Please do not docket for adoption the comprehensive plan change that will allow major residential development in the Skagit countryside (LR20-4).
Skagit County should honor its commitment to send the majority of future population growth to the cities and towns.

Once a precedent is set, then other developers will be given a green light to create more housing tracts in our rural areas. It is the openness of the countryside that makes Skagit County unique. Just take a look at Whatcom County!

Protect the rural character of Skagit County - do not let developers turn Skagit into a suburb. Vote "no" on allowing Fully Contained Communities in Skagit County. Vote "no" on docketing LR20-4.

Nancy Monk
31459 Barben road
Sedro Woolley, Wa.

From: Jon T. Aarstad <aarstads@comcast.net>
Sent: Wednesday, May 5, 2021 8:35 AM
To: PDS comments
Subject: Comments regarding support for County wide Planning amendment LR20-04
Attachments: Commissioners, FCC May 4.docx

Good morning,

Please include the following comments in the file supporting the recent proposed County Wide Planning amendment LR20-04 regarding Fully Contained Communities. Thank you for your assistance.

Jon T. Aarstad
17333 Peterson Road,
Burlington, WA 98233

May 4, 2021

Board of County Commissioners
Lisa Janicki, Chair
Peter Browning
Ron Wesen
1800 Continental Place, Suite 100
Mount Vernon, WA 98273

Dear Commissioners:

I am writing to each of you urging your approval to docket, review and support the amendment LR20-04, "Fully Contained Community", to the County Wide Planning Policies. My grandparents purchased our farm in 1929. Our family goal has always been to protect and maintain our land for agricultural purposes. The rich farmland of Skagit County is such an asset to the livelihood of the Valley that we need to take every opportunity to protect the intrusion of further development into the valley's agricultural area. The approval of the FCC would certainly assist in this effort. As a Junior at BEHS in 1965 our History Teacher made a bold statement that "commercial and housing development will be the norm from Portland to Bellingham in our lifetime." We have seen a great deal of development along the I-5 corridor, but the efforts of Skagit County Government have made a positive impact on protecting our farmland. This amendment is one more positive tool to protect our farmland.

As a prior City Administrator for the City of Burlington, the possibility of the City expanding its housing inventory and its City Limits is very slim considering it is surrounded by ag land. The ability to develop a Fully Contained Community in the numerous foothill areas of Skagit County offers a positive alternative for Burlington and other Skagit County Cities to provide necessary housing to meet the demand that is being placed on Skagit County. Unfortunately, in talking with various employers in Skagit County, many of their workers come from outside the County. One of the primary reasons for this issue is due to a lack of suitable housing available in Skagit County. When a person lives outside the County, they also take their income with them and spend it in other counties, essentially helping another County's economy. Skagit County must begin to plan for future growth and continued protection of our farmland. The approval of the County Wide Planning Policies amendment LR20-04 will provide a positive tool for the County to meet future demands for housing and economic growth.

Thank you for in advance for your support of amendment LR20-04.

Sincerely,

Jon T. Aarstad
Jon T Aarstad

From: website
Sent: Wednesday, May 5, 2021 8:25 AM
To: Commissioners
Subject: Fw: Feedback Submission

From: feedback@co.skagit.wa.us <feedback@co.skagit.wa.us>
Sent: Tuesday, May 4, 2021 1:50 PM
To: website <website@co.skagit.wa.us>
Subject: Feedback Submission

Department : County Commissioner's Office
Name : John M. Smith
Email : jmyronsmith@gmail.com
Other : Dear Commissioners: The idea of creating a "fully-contained Community" makes no sense for Skagit County. To move development outside of existing urban areas is an affront to good planning and planning of any kind.

Please say NO to docketing LR 20-4.

From Host Address: 172.92.217.84

Date and time received: 5/4/2021 1:49:30 PM

From: Lynne Berg <northbergz@gmail.com>
Sent: Wednesday, May 5, 2021 8:33 AM
To: PDS comments
Subject: Skagit County's 2021 Docket of Proposal Policy Code and Map Amendments

Hello,

Fully Contained Communities are wrong for Skagit County and contrary to years of community-led comprehensive planning. We'd like you to know that we are against these changes to our rural areas.

Thank you,
Lynne Kunze Berg
David J. Berg
3267 Deer Trails Ln.
Bow, WA 98232

From: Commissioners
Sent: Wednesday, May 5, 2021 8:33 AM
To: PDS comments
Subject: FW: Vote no to FCC's, please.

From: Glenda Everett <glgeverett@gmail.com>
Sent: Tuesday, May 4, 2021 4:40 PM
To: Commissioners <commissioners@co.skagit.wa.us>
Subject: Vote no to FCC's, please.

Dear County Commissioners,
Please vote no on allowing fully contained communities in Skagit County. They are wrong for our county.
Thank you.
John and Glenda Everett

From: Gabriela Henry <gabrielanicolehenry@gmail.com>
Sent: Wednesday, May 5, 2021 8:32 AM
To: PDS comments
Subject: NO on docketing LR20-4

Dear Planning and Development,

My name is Gabriela and I am a second generation Skagitonion. Please do not docket for adoption the comprehensive plan change that will allow major residential development in the Skagit countryside (LR20-4). Skagit County should honor its commitment to send the majority of future population growth to the cities and towns. Protect the rural character of Skagit County- do not let developers turn Skagit into a suburb. Vote “NO” on allowing Fully Contained Communities (FCC) in Skagit County. Vote “NO” on docketing LR20-4.

Warmly,

Gabriela Henry

20631 Prairie Road
Sedro-Woolley, WA 98284.

From: Patty Lemley <pattycake85@gmail.com>
Sent: Wednesday, May 5, 2021 8:26 AM
To: PDS comments
Subject: Skagit County's 2021 Docket of Proposed Policy, Code, and Map Amendments

Dear Commissioners:

The proposal for Fully Contained Communities (FCCs) is inconsistent and in conflict with the Skagit County Countywide Planning Policies (CPPs) which have been mutually agreed to by Skagit County and local municipalities to sustainably manage growth and to 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 is violation of the 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,

Patricia Lemley

1916 S. 16th St.

Mount Vernon WA 98274

From: Carol Thomas <carol17460@icloud.com>
Sent: Wednesday, May 5, 2021 8:16 AM
To: PDS comments
Subject: Skagit County's 2021 Docket of Proposed Policy, Code, and Map Amendments

Dear Commissioners,

I urge you not to docket the proposal to amend the County's Comp Plan that would allow fully contained communities in Skagit County. There is no credible evidence that the cities cannot support the projected population growth. Fully contained communities would bring the end of Skagit County's natural resource industries.

There's plenty of evidence south of Skagit County that fully contained communities do not work. Fully contained communities add significant traffic impacts, stormwater runoff and pollution impacts and are a drain on public resources. There is nothing contained or sustainable about these kind of communities.

I urge you to vote no on docketing.

Thank you,

Carol Thomas
17460 Dike Rd
Mount Vernon, WA 98273

From: Lynne Berg <northbergz@gmail.com>
Sent: Wednesday, May 5, 2021 8:15 AM
To: Commissioners
Subject: FCCs

Hello,

Please vote NO on allowing fully contained communities in Skagit County.

The Skagit County Countywide Planning Policies and the County's Growth Steering Committee have clearly stated for years that Skagitonians want to preserve the rural feeling and way of life. 32 years of comprehensive, community led planning have determined that urban growth should be extended into the existing Urban Growth Area instead of creating sprawl. Allowing the FCC at Avalon would disregard this framework agreement and impact pretty much every person living in Skagit County with the addition of some 8000 people as well as their vehicles on our roadways.

Thank you,
Lynne Kunze Berg
David J. Berg
3267 Deer Trails Ln, Bow, WA 98232

From: Karen Willenbrink-Johnsen <karen@willenbrinkjohnsen.com>
Sent: Wednesday, May 5, 2021 8:08 AM
To: PDS comments
Subject: Scagit county's 2021 docket of proposed product, codes, and map amendments

To whom it may concern: I wholeheartedly oppose this ne development in the Avalon area. I do not believe it is a positive thing for our farming community . It's greed run wild. Let's concentrate on getting low income housing in Burlington . So.. NO to this new development north of Burlington (Avalon).
Thank you, Karen Willenbrink-Johnsen
6371 Ershig, Rd. Bow, 98232

From: Jesse Faxon-Mills <jfaxonmills@gmail.com>
Sent: Wednesday, May 5, 2021 8:07 AM
To: Commissioners
Subject: LR20-4 / 2021 Docket of proposed Policy, Code, and Map Amendments

Dear County Commissioners,

Thank you for reading this. I urge you to prevent proposal LR20-4 from being docketed – a proposal which would allow major residential development in Skagit County's beautiful farmland and countryside. Skagit County made a commitment to the people in this area to not be swayed by outside developers to build Fully Contained Communities on our farmland. The County and its collection of towns have committed to adapt to population growth by building the majority of new homes within our existing towns, not by converting our precious farmlands and wild areas into suburbs.

Developers from Seattle and elsewhere are trying to frame their proposals as "affordable housing". But in truth, the new houses in these Fully Contained Communities won't be affordable to a family making even the median Skagit income, much less one living below the poverty line. Bulldozing farmland won't solve an affordable housing crisis. It will create urban sprawl and less land for farming, making us more reliant on food which is shipped here, and less sustainable as a community. This commitment that Skagit County made to its people is about keeping this area from becoming one more giant, sprawling suburb of Seattle. Yes, like many places, affordable housing is a true public need in this area, but corporate developers use this need as an excuse to fulfill their own private interests, with no intention of actually solving the problem of affordable housing.

Wealthy outside developers look at our farmland and see an opportunity to line their own pockets. Let's not allow them fool us into thinking this is about them trying to solve our problems. FCC developers are not concerned with solving our problems. Their objectives are so transparently self-serving. Allowing them to decide what is right for our county, this beautiful place, would be a mistake of monumental proportions, and an outright betrayal of the people who live here.

Please protect Skagit County's countryside and the places which make it special. Fully Contained Communities mean less farmland. My family moved here in the 1980's when I was seven years old. I know that part of what makes this area great is that we've managed to keep it from becoming one big mess of bumper-to-bumper traffic. We've been able to keep the I-5 freeway limited to two lanes between Mount Vernon and Alger. Laying down the welcome mat to developers of FCCs would fundamentally change our lives in a very sad way. It would begin the process of eliminating what makes this area unique and beautiful, so that developers from Seattle and elsewhere could increase their own wealth. This would be an outright betrayal of Skagit County's land and people.

Please honor the commitment to not allow Fully Contained Communities in Skagit County and vote "no" on docketing LR20-4.

Sincerely,

Jesse Faxon-Mills
20631 Prairie Rd
Sedro-Woolley, WA 98284

From: Ken Winkes <winkes@cnw.com>
Sent: Wednesday, May 5, 2021 7:46 AM
To: PDS comments
Subject: Docketing LR 20-04

Dear Commissioners,

I am writing to urge you not to docket LR 20-04.

I do so in light of these thoughts. The first is about planning in general.

Counties have planning commissions and that is well and good. The question we would ask, as we should about any planning process, is what does it plan for?

More important than planning's existence is its aim. Are we planning for preservation of the county's unique and wonderful character or for its destruction?

As population pressures join hands with monied interests, that question becomes ever more critical, and this morning that question leads naturally to the issue before the Commissioners: FCC's or fully contained communities.

Three thoughts about them: Since they are "planned" to be larger than some Skagit County towns and cities, and will have no government of their own, they will be parasitic on the county from the get-go. The county will be responsible for all their services, including but not limited to fire, law enforcement, and roads with their resultant changes in traffic patterns. When the county has an arrangement with cities, as it does with EMS, responsibility for services will fall nearby cities. Without a taxing authority of their own, such communities seldom pay their own way.

Remember that only recently Skagit County did not wish to take on the responsibility of creating a county-wide EMS service. It would seem odd that it might now move to take on the responsibility of any number of developments the size of the cities that already exist within its borders.

Finally, large developments have many implications and effects beyond the obvious. They affect the land and certainly the nearby school districts, but also the entire social and business fabric of the the area where they are placed. So-called Fully Contained Communities is a dangerous misnomer, because the evidence is such they are anything but.

Please do not docket LR 20-04.

Ken Winkes
18562 Main
PO Box 586
Conway, WA. 98238

From: Anne Winkes <annewinkes@gmail.com>
Sent: Wednesday, May 5, 2021 7:46 AM
To: PDS comments
Subject: Docketing LR 20-04

Dear Commissioners,

I am writing to ask you to please not docket LR 20-04, submitted by Skagit Partners LLC. LR 20-04 asks that you amend the Countywide Planning Policies (CPPs), the Skagit County Comprehensive Plan Policies, and the Skagit County Development Regulations to allow Fully Contained Communities (FCCs) in Skagit County.

I have lived in Skagit County for 37 years. My husband and I chose to live in Skagit County because we loved, and still do love, its rural feel, its mountains, its forests, its agriculture, its rivers and streams, its lakes and its Salish Sea shoreline. There are not many places where one can smell with just a 20 minute drive the salt air, the earthy odor of recently plowed fields, the sweet smell of cottonwoods in the Spring and of fir needles warmed by the summer sun. Just the other day, I watched great blue herons gathering sticks to reinforce their nests, and then a river otter cross the area where only moments before the herons had been standing. How lucky we are to live where the natural world is so close.

Skagit County doesn't need FCCs. Rather than inviting urban sprawl which is what you'll be doing if you allow FCCs, urge the County's towns and cities to utilize their urban growth areas to accommodate increased demand for housing. That's what was envisioned in the 2016 Comprehensive Plan Update whose guidelines you should be following.

Learn from the lessons of other Counties, like King and Snohomish, who allowed FCCs and now prohibit them in their Comprehensive Plans.

One of my favorite views of Skagit County is what I see when I drop down from Starbird hill on I-5 heading north. Stretched out before me are agricultural fields, the Skagit River, the forested foothills to the east, and in the distance the Salish Sea. Rural Skagit County at its best! Please preserve it!

I urge you to not docket LR 20-04. Keep FCCs out of Skagit County!

Thank you for considering my comments.

Anne Winkes
18562 Main St.
PO Box 586
Conway WA
98238

From: Ruth LeBrun <ruthiemarielebrun@gmail.com>
Sent: Wednesday, May 5, 2021 7:19 AM
To: Commissioners
Subject: urban growth

Dear Commissioners:

Please register my concern and **VOTE NO on allowing "Fully Contained Communities" in Skagit County.** Crazy to have this important issue vote buried within multiple other proposals you will be considering today. What a deceit.

Skagit County has said NO To Sprawl in the past, you must stay **No To Sprawl** again today!

Thank you.
Ruth LeBrun
2509 H Avenue
Anacortes, WA 98221

From: Paul Woodmansee <Paul@bykconstruction.com>
Sent: Wednesday, May 5, 2021 6:59 AM
To: Commissioners
Subject: Avalon FCC

Commissioners,

The need for housing is incredible. The housing crisis has steamed forward with great resolve and it won't change.

The Avalon FCC should be considered as a viable location for a community to be built. It makes total sense to build there. And I support the future development of that area.

However I do feel that the proposal needs more review and discussion. We cannot say no and hope the developers keep pushing, we must keep the discussion going in order to confirm.

I am not sure how that works or what to do when it comes to the process, but I would think that we could move forward on some sort of Local community group that is made up of members of the community to have discussions around how to make this project work for the whole community.

Thank you for your time.

Be Blessed,

Paul Woodmansee
President

BYK Construction, Inc.
702A Metcalf Street
Sedro-Woolley, WA 98284
Cell - 360-661-5325
Office – 360-755-3101

From: Barbara Trask <traskb@me.com>
Sent: Wednesday, May 5, 2021 6:57 AM
To: PDS comments
Subject: Vote NO on docketing LR20-4

Dear County Commissioners:

Please do not docket for adoption the comprehensive plan change that will allow major residential development in the Skagit countryside (LR20-4).

Protect the rural character of Skagit County. Do not let developers turn Skagit into a suburb.

Skagit County represents the last vestige of scenic, rural areas in western Washington. It is still a wonderful place to live, work, and visit.

Do not ruin the County by docketing LR20-4.

Every other county has let development run rampant, leading to terrible damage to the very values that attract businesses, farmers, new landowners, and tourists.

Skagit County must honor its commitment to send the majority of future population growth to the cities and towns.

Vote "no" on allowing Fully Contained Communities in Skagit County.

You will enhance the economic viability of Skagit County by voting “no”. Stop the developers and consider the facts, not the developers’ propaganda.

Vote "no" on docketing LR20-4.

Barbara J. Trask and Gerrit J van den Engh
41219 Elysian Ln
Concrete WA 98237

From: Jacques Brunisholz <jbrunisholz@gmail.com>
Sent: Wednesday, May 5, 2021 6:46 AM
To: PDS comments
Subject: Docketing LR 20-4
Attachments: image0.png

Jacques Brunisholz
La Conner City Council position 1
515 Talbott st
La Conner
WA 98257

2

HCorrection Please note-HRS Call to Action-Time Sensi...

pdscomments@co.skagit.wa.us

Subject line: Docketing LR20-4

" Dear County Commissioners:
Please do not docket for adoption the comprehensive plan change that will allow major residential development in the Skagit countryside (LR20-4).
Skagit County should honor its commitment to send the majority of future population growth to the cities and towns.
Protect the rural character of Skagit County - do not let developers turn Skagit into a suburb. Vote "no" on allowing Fully Contained Communities in Skagit County. Vote "no" on docketing LR20-4.
Full Name
Address "

Docketing LR 20-4

From: Laurie Walloch <lauriewalloch@yahoo.com>
Sent: Wednesday, May 5, 2021 6:42 AM
To: PDS comments
Subject: Skagit County's 2021 Docket of Proposed Policy, Code, and Map Amendments"

Please vote NO on Fully Contained Communities in Skagit County. It's important that we preserve our farmlands and way of life. The current proposal is too high of density to be located where it's planned. This belongs closer in to an already existing area. It's only being considered for that location because the property is cheaper. Let's not place these high density housing areas in farmland. Let's locate them right in or next to existing cities. Not 3 miles away.

Sincerely,
Laurie Walloch
Tulip Lane
Bow

From: Brent Young <brenty@speea.org>
Sent: Wednesday, May 5, 2021 6:20 AM
To: PDS comments
Subject: Skagit County's 2021 Docket of Proposed Policy, Code, and Map Amendments

No! To FCCf fully contained communities

From: rebekah <musicofthenight77@hotmail.com>
Sent: Wednesday, May 5, 2021 6:19 AM
To: Commissioners
Subject: Say NO to FCCs

Dear Commissioners:

The proposal for Fully Contained Communities (FCCs) is inconsistent and in conflict with the Skagit County Countywide Planning Policies (CPPs) which have been mutually agreed to by Skagit County and local municipalities to sustainably manage growth and to 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 is violation of the 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.

Sent from my iPhone

From: Anne Winkes <annewinkes@gmail.com>
Sent: Wednesday, May 5, 2021 12:36 AM
To: PDS comments
Subject: Subject line: Docketing LR20-4

I am writing to ask you to please not docket LR 20-04, submitted by Skagit Partners LLC. LR 20-04 asks that you amend the Countywide Planning Policies (CPPs), the Skagit County Comprehensive Plan Policies, and the Skagit County Development Regulations to allow new Fully Contained Communities (FCCs) in Skagit County.

I have lived in Skagit County for 37 years. My husband and I chose to live in Skagit County because we loved, and still do love, its rural feel, its mountains, its forests, its agriculture, its rivers and streams, its lakes and its Salish Sea shoreline. There are not many places where one can smell with just a 20 minute drive the salt air, the earthy odor of recently plowed fields, the sweet smell of cottonwoods in the Spring and of fir needles warmed by the summer sun. Just the other day, I watched great blue herons gathering sticks to reinforce their nests, and then a river otter cross the area where only moments before the herons had been standing. How lucky we are to live where the natural world is so close.

Skagit County doesn't need FCCs. Rather than inviting urban sprawl which is what you'll be doing if you allow FCCs, urge the County's towns and cities to utilize their urban growth areas to accommodate increased demand for housing. That's what was envisioned in the 2016 Comprehensive Plan Update whose guidelines you should be following.

Learn from the lessons of other counties, like King and Snohomish, who allowed FCCs and now prohibit them in their Comprehensive Plans.

One of my favorite views of Skagit County is what I see when I drop down from Starbird hill on I-5 heading north. Stretched out before me are agricultural fields, the Skagit River, the forested foothills to the east, and in the distance the Salish Sea. Rural Skagit County at its best! Please preserve it!

I urge you to not docket LR 20-04. Keep FCCs out of Skagit County!

Thank you for considering my comments.

Anne Winkes
18562 Main St.
PO Box 586
Conway WA
98238

May 4, 2021

Board of County Commissioners
Lisa Janicki, Chair
Peter Browning
Ron Wesen
1800 Continental Place, Suite 100
Mount Vernon, WA 98273

Dear Commissioners:

I am writing to each of you urging your approval to docket, review and support the amendment LR20-04, "Fully Contained Community", to the County Wide Planning Policies. My grandparents purchased our farm in 1929. Our family goal has always been to protect and maintain our land for agricultural purposes. The rich farmland of Skagit County is such an asset to the livelihood of the Valley that we need to take every opportunity to protect the intrusion of further development into the valley's agricultural area. The approval of the FCC would certainly assist in this effort. As a Junior at BEHS in 1965 our History Teacher made a bold statement that "commercial and housing development will be the norm from Portland to Bellingham in our lifetime." We have seen a great deal of development along the I-5 corridor, but the efforts of Skagit County Government have made a positive impact on protecting our farmland. This amendment is one more positive tool to protect our farmland.

As a prior City Administrator for the City of Burlington, the possibility of the City expanding its housing inventory and its City Limits is very slim considering it is surrounded by ag land. The ability to develop a Fully Contained Community in the numerous foothill areas of Skagit County offers a positive alternative for Burlington and other Skagit County Cities to provide necessary housing to meet the demand that is being placed on Skagit County. Unfortunately, in talking with various employers in Skagit County, many of their workers come from outside the County. One of the primary reasons for this issue is due to a lack of suitable housing available in Skagit County. When a person lives outside the County, they also take their income with them and spend it in other counties, essentially helping another County's economy. Skagit County must begin to plan for future growth and continued protection of our farmland. The approval of the County Wide Planning Policies amendment LR20-04 will provide a positive tool for the County to meet future demands for housing and economic growth.

Thank you for in advance for your support of amendment LR20-04.

Sincerely,

Jon T. Aarstad
Jon T Aarstad

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

Re: 2021 Docket of Proposed Policy, Code, and Map Amendments

Dear Commissioners:

We oppose docketing of the proposed policy, code, and map amendments that would potentially lead to approval of the "Avalon project." Developing "Fully Contained Communities" in Skagit County would have an irreversible impact on the quality of life for Skagit residents, detracting from the rural character of the county and increasing demands for infrastructure and social services. We have lived in other places in Washington and other states where large developments like this displaced open space and agriculture—the feeling of community never returned and the promised economic boost never happened. There are several reasons for you to vote NO to docket this proposal:

- The Avalon proposal is conflicts with the 2007 Skagit County Countywide Planning Policies. This was agreed to by Skagit County and local municipalities after much discussion to manage growth. These policies direct that urban growth is to occur in existing Urban Growth Areas (UGA).

- Local municipalities have the capacity within existing UGAs to address growth projections. Docketing the proposal would violate the 2007 County Wide Planning Policies and the 2002 Framework Agreement (Skagit County, Burlington, Mount Vernon, Anacortes, Sedro-Woolley, La Conner).

- The proposal is inconsistent with the County Comprehensive Plan, UGA designation policies, and the Envision Skagit 2060 Citizen Committee Final Recommendations.

- Fully Contained Communities are a gross misnomer. It is unlikely that the social and personal services required by the community will locate within or near it—grocery stores, retail stores, medical facilities, etc. This will greatly increase traffic into and outside the community to the detriment of other County residents. This will inevitably mean that the County will need to provide additional police, fire, and emergency services County and that taxpayers will foot the bill. The fees paid by developers never adequately compensate for these social services. Snohomish County is a good example of what happens with bad planning—congestion, inadequate services, higher taxes, and in some cases poverty.

- The Avalon focus on luxury housing is directly conflicts with national, state, and local dialogues on the need for affordable housing. The so-called ripple effect on local economies and low-cost housing is just hype—it never happens. The proposed community will almost certainly be a target for residents from the Seattle area and other parts of the U.S. It will not provide affordable options for local residents, which is what we really need.

- Revising County code to allow this community will set a dangerous precedent, opening the door to other Avalons in Skagit County, degrading the quality of life for local residents and increasing social costs and taxes. It will also create an enormous legal burden for the County due to inevitable legal challenges.

Rural communities, affordable housing, agriculture, and natural beauty are strongly held values by residents of Skagit County. Please vote NO on docketing this proposal.

Dr. David L. Peterson and Linda Peterson
21741 Peter Burns Rd.
Mount Vernon, WA 98274

From: Chuck Pennington <chuckpennington@me.com>
Sent: Sunday, May 2, 2021 10:29 PM
To: PDS comments
Subject: Skagit County's 2021 Docket of Proposed Policy, Code, and Map Amendments

I want the commissioners to vote NO on documenting this proposal for the Avalon Community proposal.

It does not support the Skagit County Countywide Planning Policies (CPPs) as agreed to by Skagit County and local municipalities to sustainably manage growth. All growth is to be directed to EXISTING urban growth areas.

Do not docket this proposal which is in conflict with the Envision Skagit 2060 Citizen Committee. As a resident of Skagit County, I continue to be against any consideration given by the county commissioners, which could override the planning done to protect our fair county from extreme development such as Avalon.

Thank you
Chuck Pennington
5072 Roney Rd (Samish Island)
Bow, WA 98232

Sent from my iPhone

From: Marnie Pennington <marniepennington@gmail.com>
Sent: Sunday, May 2, 2021 10:24 PM
To: PDS comments
Cc: file
Subject: Skagit County's 2021 Docket of Proposed Policy, Code, and Map Amendments

I want the commissioners to vote NO on documenting this proposal for the Avalon Community proposal.

It does not support the Skagit County Countywide Planning Policies (CPPs) as agreed to by Skagit County and local municipalities to sustainably manage growth. All growth is to be directed to EXISTING urban growth areas.

Do not docket this proposal which is in conflict with the Envision Skagit 2060 Citizen Committee. As a resident of Skagit County, I continue to be against any consideration given by the county commissioners, which could override the planning done to protect our fair county from extreme development such as Avalon.

Thank you
Marnie Pennington
5072 Roney Rd (Samish Island)
Bow, WA 98232

From: Cheryl Harrison <cherylpharrison@gmail.com>
Sent: Sunday, May 2, 2021 10:17 PM
To: PDS comments
Subject: Skagit County's 2021 Docket of Proposed Policy, Code, and Map Amendments

Dear Commissioners:

I have lived in the Skagit Valley for over 43 years and I intend to live here the rest of my life. Please carefully consider the impact such a development would have on the lives of the citizens of this 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.

This proposal looks like a bad idea no matter how you look at it. This county has been growing very fast and it gets harder and harder to drive from one town to another every day. Please don't add to the congestion!!

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 listening.

Sincerely,

Cheryl Harrison
P O Box 337
Clear Lake Wa 98235

From: Cheryl Harrison <cherylpharrison@gmail.com>
Sent: Sunday, May 2, 2021 10:10 PM
To: PDS comments
Subject: Skagit County's 2021 Docket of Proposed Policy, Code, and Map Amendments

Dear Commissioners:

I have lived in the Skagit Valley for over 43 years and I intend to live here the rest of my life. Please carefully consider the impact such a development would have on the lives of the citizens of this 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.

This proposal looks like a bad idea no matter how you look at it. This county has been growing very fast and it gets harder and harder to drive from one town to another every day. Please don't add to the congestion!!

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 listening.

Sincerely,

Cheryl Harrison
Clear Lake

From: Jennifer Shainin <jennyforeignamerican@mac.com>
Sent: Sunday, May 2, 2021 10:03 PM
To: Commissioners
Subject: NO large scale contained development off old hwy 99

As a concerned resident of Skagit County I am writing to ask the board of County Commissioners to vote NO on allowing Fully Contained Communities in Skagit County. Please do not ignore 30 plus years of thoughtful planning that keeps are farmland in tact for farming and our residential growth concentrated around already developed areas in the heart of each town. If we cede the farmland over to developers and sprawl we will have lost our best assets. We will no longer have a valley with a truly diverse economic engine but one that is just a bedroom community for Seattle and now Bellingham. Our jobs will be limited to the service industry (not a living wage) and our place as a tourist destination, an environmentally and locally sustainable and diverse economy will be squashed.

Please do not let such a large development happen in our Valley.

Jennifer Shainin
13218 Wilson Dr.
Mount Vernon, WA 98273

Sent from my iPhone

From: Clara <claraduff2@gmail.com>
Sent: Sunday, May 2, 2021 10:02 PM
To: PDS comments
Subject: FCC Petition Denial Request

Dear Board of Skagit County Commissioners:
Please remain faithful to the Skagit County Planning Policies adopted with public participation for the last 32 years. Please deny any petitions for Fully Contained Communities to be constructed as highly dense communities in Skagit County. Say no to scrawl.

Thank you,
Clara Duff
3311 W 3rd St
Anacortes, WA 98221

From: Jennifer Shainin <jennyforeignamerican@mac.com>
Sent: Sunday, May 2, 2021 10:01 PM
To: PDS comments
Subject: Skagit County's 2021 Docket of Proposed Policy, Code and Map Amendments

As a concerned resident of Skagit County I am writing to ask the board of County Commissioners to vote NO on allowing Fully Contained Communities in Skagit County. Please do not ignore 30 plus years of thoughtful planning that keeps are farmland in tact for farming and our residential growth concentrated around already developed areas in the heart of each town. If we cede the farmland over to developers and sprawl we will have lost our best assets. We will no longer have a valley with a truly diverse economic engine but one that is just a bedroom community for Seattle and now Bellingham. Our jobs will be limited to the service industry (not a living wage) and our place as a tourist destination, an environmentally and locally sustainable and diverse economy will be squashed.

Please do not let such a large development happen in our Valley.

Jennifer Shainin
13218 Wilson Dr.
Mount Vernon, WA 98273

From: Bill Velacich <cich@protonmail.com>
Sent: Sunday, May 2, 2021 9:54 PM
To: Commissioners
Subject: Vote no on high density growth

Remember goal 8 and 9 of our strategic plan
Vote no on high density growth

Sent from ProtonMail mobile

From: Jennifer Shainin <jennyforeignamerican@mac.com>
Sent: Sunday, May 2, 2021 9:53 PM
To: PDS comments
Subject: Skagit County's 2021 Docket of Proposed Policy, Code and Map Amendments

As a concerned resident of Skagit County I am writing to ask the board of County Commissioners to vote NO on allowing Fully Contained Communities in Skagit County. Please do not ignore 30 plus years of thoughtful planning that keeps are farmland in tact for farming and our residential growth concentrated around already developed areas in the heart of each town. If we cede the farmland over to developers and sprawl we will have lost our best assets. We will no longer have a valley with a truly diverse economic engine but one that is just a bedroom community for Seattle and now Bellingham. Our jobs will be limited to the service industry (not a living wage) and our place as a tourist destination, an environmentally and locally sustainable and diverse economy will be squashed.

Please do not let such a large development happen in our Valley.
Jennifer Shainin
BayView resident.

From: C Wixom <knotworthy@hotmail.com>
Sent: Sunday, May 2, 2021 9:49 PM
To: Commissioners
Subject: Request that you VOTE NO on allowing Fully Contained Communities in Skagit County

From: Ray C Wixom, 16357 Lookout Ln, Bow, WA 98232

I find that the proposal titled "Skagit County's 2021 Docket of Proposed Policy, Code, and Map Amendments" that would allow Fully contained Communities in Skagit County to be inconsistent with the preservation of this unique area along the Cascade front. I do not want to see what happened to the Kent Valley to happen here in Skagit County and opening up the area to these types of developments and changes to the current zoning is just the first step in a ruinous slide into paved over destruction of some of the most precious agricultural land in this country.

Sincerly,
Ray Wixom

From: Mike & Merideth Hansen <msh441@comcast.net>
Sent: Sunday, May 2, 2021 9:35 PM
To: Commissioners
Subject: Skagit County's 2021 Docket of Proposed Policy, Code, and Map Amendments (7)

Dear Commissioners:

The Avalon fully contained Community Proposal is inconsistent and in conflict with the Skagit County Countywide Planning Policies (CPPs) which have been mutually agreed to by Skagit County and local municipalities to sustainably manage growth and to direct all urban growth into EXISTING Urban Growth Areas. We should not be considering turning our rural farmland into the sprawl we see along 1-5 from Arlington-Olympia, as well as East a Snohomish and King Counties, across the Narrows bridge to Silverdale, and south and East of Tacoma to Yelm, Lake Tapps, Orting, etc

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 is violation of the 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.

Merideth Hansen

Mount Vernon, WA

360/929-5073

Sent from my iPhone

From: Linda Versage <lindaversage@gmail.com>
Sent: Sunday, May 2, 2021 9:32 PM
To: PDS comments
Subject: Skagit County's 2021 Docket of Proposed Policy, Code, and Map Amendments

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 Skagit County Countywide Planning Policies (CPPs) which have been mutually agreed to by Skagit County and local municipalities to sustainably manage growth and to direct all urban growth into EXISTING Urban Growth Areas.

This would be the highest density development ever in Skagit County history and would generate an additional 31,450 car trips per day. This is not what Skagit County is about!! This development, and others like it that this will pave the way for, will turn Skagit County into a bedroom community for Seattle. Our county is about agriculture and beauty. Visitors come from near and far to appreciate our county. Those of us that live here do not want our quality of life to change in such an astronomical way. We live here and we work here. My husband and I are farmers and teachers. We need to do commerce on our roads and we need to commute to our jobs. Our community does need affordable housing in urban growth areas, not mega developments in rural areas that will not even serve the neediest members of our own community.

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 is in violation of the 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 Versage

15404 Estes Road
Bow, WA 98232

From: Linda Versage <lindaversage@gmail.com>
Sent: Sunday, May 2, 2021 9:26 PM
To: Commissioners
Subject: Vote NO on allowing Fully Contained Communities in Skagit County (4)

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 Skagit County Countywide Planning Policies (CPPs) which have been mutually agreed to by Skagit County and local municipalities to sustainably manage growth and to direct all urban growth into EXISTING Urban Growth Areas.

This would be the highest density development ever in Skagit County history and would generate an additional 31,450 car trips per day. This is not what Skagit County is about!! This development, and others like it that this will pave the way for, will turn Skagit County into a bedroom community for Seattle. Our county is about agriculture and beauty. Visitors come from near and far to appreciate our county. Those of us that live here do not want our quality of life to change in such an astronomical way. We live here and we work here. My husband and I are farmers and teachers. We need to do commerce on our roads and we need to commute to our jobs. Our community does need affordable housing in urban growth areas, not mega developments in rural areas that will not even serve the neediest members of our own community.

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 is in violation of the 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 Versage

15404 Estes Road
Bow, WA 98232

From: valley View <valleyviewestate@aol.com>
Sent: Sunday, May 2, 2021 9:21 PM
To: Commissioners
Subject: FCC Authorization

Please reject any further actions that would allow approval of possible construction of an FCC in Skagjt County. This includes near Avalon or anywhere else.

Stay within the current growth management areas, reject sprawl, and focus on affordable and low income housing.

Herb Sargo
20545 Rocky Ridge Lane
Sedro-Woolley

Sent by carrier pigeon

From: Laurel Suttles <laurie.suttles@gmail.com>
Sent: Sunday, May 2, 2021 9:18 PM
To: Commissioners
Subject: "Skagit County's 2021 Docket of Proposed Policy, Code, and Map Amendments"

Dear Commissioners:

The Avalon fully contained Community Proposal is inconsistent and in conflict with the Skagit County Countywide Planning Policies (CPPs) which have been mutually agreed to by Skagit County and local municipalities to sustainably manage growth and to 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 is violation of the 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,

Russell and Laurel Suttles

12517 Markwood Rd, Burlington, WA 98233 -- Phone: 360-757-8273

From: Sheila Klein <sheklein@fidalgo.net>
Sent: Sunday, May 2, 2021 9:17 PM
To: Commissioners
Subject: Vote no on allowing fully Contained Communities

Dear Commissioners,

This proposal is inconsistent with our Growth Management Act.
Additionally this is not a fully contained development as it does not have the services and infrastructure required to call it that.
It ignores 32 years of community led and supported comprehensive planning.

Please vote no.

Thank you,

Sheila Klein

Sheila Klein
6988 Bayview Edison Road
Bow, Washington 98232

From: Lisa McShane <lisa@lisamcshane.com>
Sent: Sunday, May 2, 2021 9:17 PM
To: PDS comments
Subject: Skagit County's 2021 Docket of Proposed Policy, Code, and Map Amendments

Dear Commissioners,
I ask that you reject the stand-alone suburban development proposed north of Burlington. A large subdivision outside of an urban area does not reflect the intent or the language of Skagit County's Countywide Planning Policies. These policies have broad support by citizens, cities, and past commissioners.

This large development harms the quality of life for residents and absent evidence that there is no more land to be developed within urban boundaries, this project should not be docketed.

The stand-alone suburb that they propose is also inconsistent with the Comp Plan, urban growth policies, and the Envision Skagit Citizen Committee Final Recommendations.

Please vote no on docketing this proposal.

Sincerely,

Lisa McShane
11291 Samish Island Road
Bow, WA 98232

--

Lisa McShane
360.201.0779
www.lisamcshane.com

From: Owen Suttles <owensuttles@me.com>
Sent: Sunday, May 2, 2021 9:15 PM
To: PDS comments
Subject: Skagit County's 2021 Docket of Proposed Policy, Code, and Map Amendments

Dear Commissioners:

The Avalon fully contained Community Proposal is inconsistent and in conflict with the Skagit County Countywide Planning Policies (CPPs) which have been mutually agreed to by Skagit County and local municipalities to sustainably manage growth and to 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 is violation of the 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.

V/R,

Owen Suttles
12527 Markwood Rd
Burlington, WA 98233

From: Laurel Suttles <laurie.suttles@gmail.com>
Sent: Sunday, May 2, 2021 9:13 PM
To: PDS comments
Subject: "Skagit County's 2021 Docket of Proposed Policy, Code, and Map Amendments"

Dear Commissioners:

The Avalon fully contained Community Proposal is inconsistent and in conflict with the Skagit County Countywide Planning Policies (CPPs) which have been mutually agreed to by Skagit County and local municipalities to sustainably manage growth and to 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 is violation of the 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,

Laurel and Russell Suttles

12517 Markwood Rd, Burlington, WA 98233

From: Walter Brodie <walterbrodie@gmail.com>
Sent: Sunday, May 2, 2021 9:12 PM
To: PDS comments
Subject: Skagit County's 2021 Docket of Proposed Policy, Code, and Map Amendments

Dear Commissioners:

The Avalon fully contained Community Proposal is inconsistent and in conflict with the Skagit County Countywide Planning Policies (CPPs) which have been mutually agreed to by Skagit County and local municipalities to sustainably manage growth and to 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 is a violation of the 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,

Walter Brodie RN, School Nurse and Farmer
15404 Estes Rd.
Bow, WA 98232

206-718-2605

From: Walter Brodie <walterbrodie@gmail.com>
Sent: Sunday, May 2, 2021 9:11 PM
To: Commissioners
Subject: Please *Vote NO* on allowing Fully Contained Communities in Skagit County

Dear Commissioners:

The Avalon fully contained Community Proposal is inconsistent and in conflict with the Skagit County Countywide Planning Policies (CPPs) which have been mutually agreed to by Skagit County and local municipalities to sustainably manage growth and to 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 is a violation of the 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,

Walter Brodie RN, School Nurse and Farmer
15404 Estes Rd.
Bow, WA 98232

206-718-2605

From: sherijdv@frontier.com
Sent: Sunday, May 2, 2021 9:04 PM
To: PDS comments
Subject: "Skagit County's 2021 Docket of Proposed Policy, Code, and Map Amendments"

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 is 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 J. and Sheri De Vlieger
16907 Britt Rd.
Mount Vernon, WA 98273
360-424-9172

From: Donna Vance <donnavance50@gmail.com>
Sent: Sunday, May 2, 2021 9:03 PM
To: Commissioners
Subject: Proposed sprawl north of Burlington

Dear Commissioners, we beg of you to please consider not allowing this offensive size sprawl anywhere in Skagit County. We are growing at a healthy pace, and welcoming many new families daily. It is enough, and healthy, bringing wonderful talents and possibilities. This is horrifying to us. Please keep us up to date as you consider refusing anything of this size. Kindly, Donna Vance

From: Della Valenzuela <scottishlassy20@icloud.com>
Sent: Sunday, May 2, 2021 9:02 PM
To: PDS comments
Subject: Skagit County's 2021 Docket of Proposed Policy, Code, and Map Amendments

Hello Skagit County Commissioners,

I am writing you in concern to the current Skagit County's 2021 Docket of Proposed Policy, Code, and Map Amendment and the proposal of a Fully Contained Community for the Avalon area of Old 99.

I urge you to vote NO to Fully Contained Communities. They are wrong for Skagit County and wrong for the urban area. Keep Them Out! NO to Sprawl.

Sincerely,
Della Valenzuela
12517 Markwood Road
Burlington, WA 98233

Sent from my iPhone

From: Della Valenzuela <scottishlassy20@icloud.com>
Sent: Sunday, May 2, 2021 8:56 PM
To: PDS comments
Subject: Skagit County's 2021 Docket of Proposed Policy, Code, and Map Amendments

Hello Skagit County Commissioners,

I am writing you in concern to the current Skagit County's 2021 Docket of Proposed Policy, Code, and Map Amendment and the proposal of a Fully Contained Community for the Avalon area of Old 99.

I vote NO to Fully Contained Communities. They are wrong for Skagit County and wrong for the urban area. Keep Them Out! NO to Sprawl.

Sincerely,
Della Valenzuela

email address: scottishlassy20@hotmail.com

Sent from my iPhone

From: bradshaw.wa@gmail.com
Sent: Sunday, May 2, 2021 8:39 PM
To: PDS comments
Subject: Skagit County's 2021 Docket of Proposed Policy, Code and Map Amendments

To the Board of Commissioners of Skagit County:
I am writing to oppose the docketing of the Avalon fully contained Community Proposal. It does not follow the Skagit County Countywide Planning Policies which have been formed and agreed upon by Skagit County and its city governments to sustainably manage growth and to direct all URBAN growth into existing Urban Growth areas.

Our county's identity and strength lies in its preservation of rural character and the balance between this preservation and land industry/residential development. This proposal upsets this balance. Furthermore, there is no evidence that existing Urban Growth Areas do not have the capacity to accommodate current growth projections for Skagit County. Moving forward with the Avalon Proposal violates our County Wide Planning Policies and the 2002 Framework Agreement between the county and its municipalities. It also violates the UGA policies and the Envision Skagit 2060 Citizen Committee Final Recommendations.

Please adhere to the will of the city governments and your constituents. We do not need to bow to the pressure of the kind of development that overtaxes our roads and resources, and negatively impacts the lives of our fellow citizens. We can welcome new members to our community with development in what has already been identified our planning docs as needed, inclusive and sustainable.

Please vote NO on docketing the Avalon Proposal.

Dorothy Bradshaw
4890 Mercer Road/PO Box 33
Bow, WA 98242

From: Lisa Radeleff <lradeleff@hotmail.com>
Sent: Sunday, May 2, 2021 8:31 PM
To: PDS comments
Subject: Skagit County's 2021 Docket of Proposed Policy, Code, and Map Amendments

Dear Commissioners:

The Avalon fully contained Community Proposal is inconsistent and in conflict with the Skagit County Countywide Planning Policies (CPPs) which have been mutually agreed to by Skagit County and local municipalities to sustainably manage growth and to direct all urban growth into existing Urban Growth Areas (UGAs). 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 is violation of the 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,

Steve & Lisa Radeleff
4322 Colony Mountain Drive
Bow, WA 98232

From: Lisa Radeleff <lradeleff@hotmail.com>
Sent: Sunday, May 2, 2021 8:26 PM
To: Commissioners
Subject: Please Vote NO on allowing Fully Contained Communities in Skagit County (5)

Commissioners, Please vote No on allowing Fully Contained Communities in Skagit County.

Thank you,

Steve & Lisa Radeleff
4322 Colony Mountain Drive
Bow, WA 98232

From: Lisa Radeleff <lradeleff@hotmail.com>
Sent: Sunday, May 2, 2021 8:26 PM
To: Commissioners
Subject: Please Vote NO on allowing Fully Contained Communities in Skagit County

Commissioners, Please vote No on allowing Fully Contained Communities in Skagit County.

Thank you,

Steve & Lisa Radeleff
4322 Colony Mountain Drive
Bow, WA 98232

From: Teri Shellhamer <tshellhamer@gmail.com>
Sent: Sunday, May 2, 2021 8:24 PM
To: Commissioners
Cc: Bruce Shellhamer
Subject: Opposition to Fully Contained Community

Dear Commissioners,

The proposal for a Fully Contained Community (FCC) just north of Burlington would create the most densely populated area by far in our county. We oppose the proposal. I have lived in Skagit County my entire life; it is a unique and beautiful place to live, raise families, work and play. This proposed "Community" is not needed and is not in keeping with the history and culture of our community. It is my understanding that ALL of the county's Comprehensive Planning Documents that have been adopted with public participation for the last 32 years have said NO to Sprawl. We would encourage that continue.

Sincerely,

Bruce Shellhamer
P.O. Box 1235
18390 Dr Joe Rd
LaConner, WA 98257
Bshellhamer82@gmail.com

From: drostykus@juno.com
Sent: Sunday, May 2, 2021 8:02 PM
To: PDS comments
Subject: Skagit County's 2021 Docket of Proposed Policy, Code, and Map Amendmen ts

Dear Commissioners,

I understand a proposal has been submitted to develop and build a Fully Contained Community north of Burlington near the Avalon Golf Course. I find this abhorrent. Clearly this flies in the face of the comprehensive planning documents and is in stark contrast to the character of Skagit County. A development of this kind and size will unduly tax the infrastructure of the county and the immediate surrounding areas. This would desecrate the landscape and burden our roads and communities. Please reject this proposal and embrace smaller proposals that fit in with the character of the area and fit within the guidelines developed by county citizens in the comprehensive plan.

Sincerely,

David Rostykus
Sedro Woolley

From: Larry Jensen <lrayjensen@hotmail.com>
Sent: Sunday, May 2, 2021 7:55 PM
To: Commissioners
Cc: Free Washington
Subject: Community 585 acre development

Dear Commissioner Wesen,

I am writing you to ask you to vote no on this proposal.
In the recent past you opposed the Bayview Ridge Development when it had been approved by the entire planning commission and the county in a no vote said it was not needed.
It seemed that additional development at the time was not warranted even after the county had spent significant amounts of money on studies to move the project forward.

Dear Commissioner Janicki,

I would ask that you first develop out project already in the works including several in Sedro-Woolley before starting another one that has not been fully investigated nor had adequate public hearings.

Dear Commissioner Browning,

I ask that please investigate completely the ramifications before voting to continue with this project.

AT THE PRESENT TIME PLEASE VOTE NO!

Sincerely,

Larry R. Jensen
360-770-5133

From: Christy Youngquist <cmyoungquist@yahoo.com>
Sent: Sunday, May 2, 2021 7:36 PM
To: PDS comments
Subject: Skagit County's 2021 Docket of Proposed Policy, Code, and Map Amendments

Dear Commissioners:

The Avalon fully contained Community Proposal is inconsistent and in conflict with the Skagit County Countywide Planning Policies (CPPs) which have been mutually agreed to by Skagit County and local municipalities to sustainably manage growth and to 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 is violation of the 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.

Christine Youngquist
880 Farmington Drive
Burlington, WA 98233

From: Jas Anders <2oldowls@gmail.com>
Sent: Sunday, May 2, 2021 7:29 PM
To: PDS comments
Cc: Jas Anders
Subject: Skagit County's Docket of proposed policy, code, and map amendments

Comments to LR20-04

Skagit is a rural valley with such fertile land I was told it's to be compared to the Nile. It is a fragile ecosystem of streams and rivers all flowing into the Salish sea. We already are experiencing contamination in these waters making our salmon, clams, oysters, trumpeter swans and other animals at risk. They must be protected. The impact of a huge city near these areas will ruin the beauty and destroy what makes the Skagit magic, plus think of all the traffic jams too. Please say no to this proposal.

Gena Anderson
20780 Kelleher Road
Burlington WA

From: Andrea Xaver <dancer@fidalgo.net>
Sent: Sunday, May 2, 2021 7:29 PM
To: PDS comments
Subject: Skagit County's 2021 Docket of Proposed Policy, Code, and Map Amendments

Skagit County does not “need” a Fully Contained Community (FCC).

Many houses are being built in our cities. Some cities here are building apartments and commercial areas on several empty acres which currently exist inside their city limits.
Some recent rumors state that folks are planning to build possibly several hundred apartments in Sedro-Woolley – with many having spaces on the ground floor for commercial use.
Then, add to that the 140 units being built across from Fred Meyer, inside Burlington. Some have commercial spaces below.

The 2 areas mentioned above are close to amenities, and fairly close to medical help. If not already considered, these developments could include walking and biking trails, or links
to them. The developments could be made attractive, homey, and secure.

No “need” for FCCs outside of towns. Instead, this county should protect its - hopefully sustainable - natural resources: Farming, timber, fishing, wildlife/wildlife habitat, clean waterways, as well as
the stunning views. We don’t need more traffic going to and from another “town” in the countryside. And, we don’t need the lights, noise, and possible pollution from any FCC.

The Growth Management Act prohibits plans that allow urban development beyond city limits and Urban Growth Areas. The Growth Management Act should prevail.

Thank you for your consideration and the opportunity to comment.

Andrea Xaver
19814 State Route 9, Mount Vernon, WA 98274
Dancer@fidalgo.net
H: 360-422-8922 C: 360-202-9533

From: Ken Deering <ken@kdeering.com>
Sent: Sunday, May 2, 2021 7:16 PM
To: PDS comments
Subject: Skagit County's 2021 Docket of Proposed Policy, Code, and Map Amendments

To: **Skagit County Planning and Development Services**

My objections to the Proposed 2021 Docket are listed below as sent to Skagit County Commissioners.

Thank you for your attention to this matter.

Ken Deering
14129 Doser Street
Edison WA 98233

From: Ken Deering
Sent: Sunday, May 2, 2021 7:12 PM
To: commissioners@co.skagit.wa.us
Subject: Skagit County's 2021 Docket of Proposed Policy, Code, and Map Amendments

May 2, 2021

Dear Commissioners: **Ron Wesen, Peter Browning, and Lisa Janicki**

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 is 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.

County roadway infrastructure would be overwhelmed by Avalon Community.

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**.

The proposed Avalon mega subdivision, 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 traveling over it. **Imagine the impact of another 31,450 cars!**

Burlington Northern Overpass – Old wood trestle bridge replacement project

This project closed Old Highway 99 for 18 months during construction. The newly completed overpass only has capacity for single lane traffic in each direction. Prior to replacement Skagit County Planning stated the bridge was already handling 8,500 vehicles per day. Adding 25,000 to 30,000 additional car trips each day onto the existing bridge traffic from the fully built out Avalon project is going to cause significant traffic issues.

The Cook Road I5 interchange
The I5 north bound exit already has a traffic issue from 4:30-6:00 Monday to Friday with traffic exiting I5 often extending out into the I5 northbound lane.

Bow Hill Road from Old 99 Highway west bound.
This two lane road would be very expensive and challenging to expand to four lanes between Old 99 Highway and I5 interchange due to the steep hill up from Old 99 Highway and the fact the hillside comprises soft glacial soil that is susceptible to sloughing.

Traffic Turning Circle at Chuckanut Drive and Old Highway 99
For Avalon vehicle traffic trying to avoid Cook Road interchange would funnel through this turning circle that was not designed to accommodate the Avalon community vehicle traffic.

Please vote no on docketing this proposal.

Yours sincerely,

Ken Deering
14129 Doser Street
Edison WA 98233

From: Christy Youngquist <cmyoungquist@yahoo.com>
Sent: Sunday, May 2, 2021 7:15 PM
To: PDS comments
Subject: Skagit County's 2021 Docket of Proposed Policy, Code, and Map Amendments

Dear Commissioners:

The Avalon fully contained Community Proposal is inconsistent and in conflict with the Skagit County Countywide Planning Policies (CPPs) which have been mutually agreed to by Skagit County and local municipalities to sustainably manage growth and to 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 is violation of the 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: Patt Weber <pattwbr@gmail.com>
Sent: Sunday, May 2, 2021 7:14 PM
To: Commissioners
Subject: FCC: mega subdivision

County Comissioners Ron Wesen, Peter Browning, & Lisa Janicki:

I am against corporate developers building a mega subdivision known as a Fully Contained Community (FCC) just 3 miles north of the City of Burlington.

Patricia Lou Weber
Mount Vernon, WA 98273

From: jsteinwa <jsteinwa@earthlink.net>
Sent: Sunday, May 2, 2021 7:14 PM
To: PDS comments
Subject: Skagit County's 2021 Docket of Proposed Policy, Code, and Map Amendments

Dear Skagit County Planning Department,

This letter is written to express the strong opposition of our family to the docketing of the proposed policy, code, and map amendments that would facilitate approval of the Avalon project. Allowing the development in Skagit of so-called Fully Contained Communities will inevitably jeopardize the rural character and quality of life for all residents of Skagit. We have seen similar sprawling development swallow up whole agricultural valleys in other parts of the state, and those rural and farming areas exist no more. Skagit is one of two last remaining viable agricultural economies in western Washington.We urge you not to permit this to happen in here.

Please **recommend against** docketing this proposal 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 is 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 inconsistent with the Skagit County's Comprehensive Plan, UGA designation policies and the Envision Skagit 2060 Citizen Committee Final Recommendations.

* So-called Fully Contained Communities aren't fully contained. Grocery stores, other retail outlets, medical facilities, and other essential services are not likely to locate in an FCC on Butler Hill, resulting in a significant increase in traffic congestion as residents must travel for these services. The burden of police, fire, emergency services will fall to the taxpayers of Skagit County as FCCs lack municipal governments to provide these essential services.

* Nowhere in the entire country has an increase in luxury housing been shown to have any positive effect on the availability of affordable housing. It is *affordable* housing that is in a crisis in Skagit, and Avalon will not provide any remedy for that. Avalon will provide luxury housing for commuters and retirees moving in from more expensive counties, not the people of Skagit for whom housing is already unaffordable.

*Once you have changed County code to allow FCCs, it will not be possible to stop the other half dozen or so similar projects that are waiting expectantly in the wings. Avalon is the tip of the iceberg, and the County will be open to innumerable lawsuits if it tries to allow only one FCC.

Please protect the quality of life, rural communities, and our agriculture and natural beauty. Please **recommend against** docketing this proposal, and the allowing of FCCs.

Thank you,

Christie Stewart Stein

16384 Donnelly Road

Mount Vernon, WA 98273

From: Ken Deering <ken@kdeering.com>
Sent: Sunday, May 2, 2021 7:12 PM
To: Commissioners
Subject: Skagit County's 2021 Docket of Proposed Policy, Code, and Map Amendments (6)

May 2, 2021

Dear Commissioners: **Ron Wesen, Peter Browning, and Lisa Janicki**

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 is 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.

County roadway infrastructure would be overwhelmed by Avalon Community.

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**.

The proposed Avalon mega subdivision, 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 traveling over it. **Imagine the impact of another 31,450 cars!**

Burlington Northern Overpass – Old wood trestle bridge replacement project

This project closed Old Highway 99 for 18 months during construction. The newly completed overpass only has capacity for single lane traffic in each direction. Prior to replacement Skagit County Planning stated the bridge was already handling 8,500 vehicles per day. Adding 25,000 to 30,000 additional car trips each day onto the existing bridge traffic from the fully built out Avalon project is going to cause significant traffic issues.

The Cook Road I5 interchange

The I5 north bound exit already has a traffic issue from 4:30-6:00 Monday to Friday with traffic exiting I5 often extending out into the I5 northbound lane.

Bow Hill Road from Old 99 Highway west bound.

This two lane road would be very expensive and challenging to expand to four lanes between Old 99 Highway and I5 interchange due to the steep hill up from Old 99 Highway and the fact the hillside comprises soft glacial soil that is susceptible to sloughing.

Traffic Turning Circle at Chuckanut Drive and Old Highway 99

For Avalon vehicle traffic trying to avoid Cook Road interchange would funnel through this turning circle that was not designed to accommodate the Avalon community vehicle traffic.

Please vote no on docketing this proposal.

Yours sincerely,

Ken Deering
14129 Doser Street
Edison WA 98233

From: Amy Jury <bttrflykss17b@hotmail.com>
Sent: Sunday, May 2, 2021 7:04 PM
To: PDS comments
Subject: Skagit County's 2021 Docket of Proposed Policy, Code, and Map Amendments

Dear Commissioners:

The Avalon fully contained Community Proposal is inconsistent and in conflict with the Skagit County Countywide Planning Policies (CPPs) which have been mutually agreed to by Skagit County and local municipalities to sustainably manage growth and to 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 is violation of the 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.

Amy Jury

From: Amy Jury <bttrflykss17b@hotmail.com>
Sent: Sunday, May 2, 2021 7:03 PM
To: Commissioners
Subject: Please vote NO on a FCC in Skagit

Dear Commissioners:

The Avalon fully contained Community Proposal is inconsistent and in conflict with the Skagit County Countywide Planning Policies (CPPs) which have been mutually agreed to by Skagit County and local municipalities to sustainably manage growth and to 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 is violation of the 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.

Amy Jury

From: Donna Maratea <donmaratea@hotmail.com>
Sent: Sunday, May 2, 2021 6:40 PM
To: PDS comments
Subject: Skagit County's 2021 Docket of Proposed Policy, Code & Map Amendments

Dear Board of County Commissioners,

Love living in this county, and I want to say "No to Sprawl".

There is no need for another Mega subdivision. The only benefit I see would be to the developer. That developer should consider assisting the Burlington area with the empty stores.

Thank you!

Donna Maratea
2406 Piper Place
Anacortes, WA 98221
360-320-7486

From: Ann Meyer <annmeyer4@gmail.com>
Sent: Sunday, May 2, 2021 6:34 PM
To: Commissioners
Subject: Skagit County's 2021 Docket of Proposed Policy, Code, and Map Amendments (3)

I live very close to this proposed development and am very concerned about the effects of increased traffic and pressure on sensitive environments. We don't need to allow a project of this magnitude. Please vote no!
Sincerely,
Ann Meyer

From: Sheila Klein <sheklein@fidalgo.net>
Sent: Sunday, May 2, 2021 6:03 PM
To: PDS comments
Subject: Skagit County's 2021 Docket of Proposed Policy, Code, and Map Amendments

As a long time Skagit County resident, rural property owner, employer and taxpayer, I am 100% AGAINST allowing "Fully Contained Communities" in Skagit County.
They allow private developers to dictate planning and policy to cities, the county, and school districts, ignoring the wishes of voters, and the work of professional planners.They dont advance the planning goals, the needs, or the standard of living in the County.

Please do not approve this measure.

Thank you,

Sheila Klein

6988 Bayview Edison Road
Bow, Washington 98232

From: Richard Wallhoff <rjwallhoff@gmail.com>
Sent: Sunday, May 2, 2021 5:59 PM
To: Commissioners
Subject: Please Vote no to Sprawl (2)

We are asking that you consider the ramifications of such a proposal. We know of other such proposals in other areas. It seems to be an epidemic. We are not running out of land in America. There is no SCIENCE behind this thinking. Please think of the future of your constituents and the children, grandchildren, and great-grandchildren.
R Wari

From: Shelley Camacho <shelleysellshouses@gmail.com>
Sent: Sunday, May 2, 2021 5:34 PM
To: Commissioners
Subject: The FCC Project

Dear Commissioners Wesen, Browning and Janicki,

Having been born in Skagit county and raising my children here. I understand that progress is important, but I also understand that community is more important! We, in Skagit county have prided ourselves on our agriculture, beauty, nature and lack of crime. A place to raise a family without having to worry about big city problems or congestion! Yes housing is an issue, let's open up areas that are not being used for agriculture for development. Let's keep our small community lifestyle. There are plenty of cities in this state to absorb those kinds of lifestyles. Crowding, crime, overcrowding and traffic issues. Do we really want that here?!?

I am writing to urge you to stop the congestion and sprawl before it comes to Skagit County. The proposal for a Fully Contained Community (FCC) just north of Burlington would create the most densely populated area by far in our county. Our rural landscape and spacious housing density is one of the things that makes Skagit County unique along the I-5 corridor. This FCC is creating space that will be just like the congestion we see in Seattle and Tacoma, and will bring all the problems from that type of congestion to our county. And this proposed community is not autonomous, nor fully contained in that it doesn't include adequate commercial, retail, health services or other infrastructure, (including sewer they would be utilizing from the City of Burlington) to support this population density. I understand a project like this may create visions of tax revenue dancing in government's heads, but in my opinion, a development like this FCC would open the door to ending Skagit county's specialness. There is no need to pack people in a community so densely, and the impact on the environment, infrastructure and existing residents would be a burden.

Thank you for hearing my opinion.

Respectfully,

Shelley Camacho

From: Cheryl McRill <Mcrillc53@frontier.com>
Sent: Sunday, May 2, 2021 5:17 PM
To: PDS comments
Subject: Skagit County's 2021 Docket of Proposed Policy, Code, and Map Amendments

Dear Commissioners:

I adamantly oppose the Avalon (so-called) fully contained Community Proposal. Growth should occur in existing Urban Growth Areas. There is no need for development outside of these existing Urban Growth Areas.
The resulting sprawl, increased traffic and congestion, loss of open space and farmland is antithetical to the reasons people choose to live in Skagit County in the first place. Please vote no on allowing this development to go forward.

Thank you,
Cheryl McRill
3319 E Section St
Mount Vernon, WA 98273

--

From: Janis Englehart <jan_englehart@yahoo.com>
Sent: Sunday, May 2, 2021 5:00 PM
To: Commissioners
Subject: vote no on fully contained communities (1)

Dear commissioner,
Please vote no on fully contained communities in Skagit County. My husband and I moved to Mt. Vernon in 2019 to escape the chaos, traffic, and noise of a busy area and we picked this location for the farm land and small town surrounding us. Please don't let this area become another sprawling city on I-5. Preserve our farm land!!
Janis and Dave Englehart
19569 Ridgewood Drive
Mount Vernon, WA 98274

From: Bill Velacich <cich@protonmail.com>
Sent: Sunday, May 2, 2021 4:47 PM
To: Commissioners
Subject: High density FCC

Commissioners
Please remember you represent country lifestyle. That is what makes Skagit great.
If people want to live in a high density area there already places for them to move to. You can not ruin the charm of our communities to allow developers to profit then move on to the next conquest.

Thank you
Bill Velacich
21802 Grip Road
Sedro

Sent from ProtonMail mobile

From: Carolyn Gregg <cgregg@valleyint.com>
Sent: Sunday, May 2, 2021 4:46 PM
To: Commissioners
Subject: No to FCC

We urge you to say no to the application to build a fully contained community north of Burlington. We have an approved plan for land use in our valley. Let's stick to it.

Henry and Carolyn Gregg

Mount Vernon

From: J D <jennlynndumas@gmail.com>
Sent: Sunday, May 2, 2021 4:18 PM
To: PDS comments
Subject: Skagit County's 2021 Docket of Proposed Policy, Code, and Map Amendments

Dear Commissioners:

The Avalon fully contained Community Proposal is a terrible idea for so many reasons. First of all there is not enough infrastructure in this area for this development. The wait off of I-5 is already 30 minutes long at Cook Rd. backing up onto the highway making it very dangerous. Adding this many more homes in the area would exacerbate a current problem. The development is also right along the Samish River, which is a salmon spawning river. This would create further destruction for this river and its inhabitants. Many anglers and hunters use this area and this development would halt recreational use of the area as well as providing a buffer zone for wildlife.

It is also inconsistent and in conflict with the Skagit County Countywide Planning Policies (CPPs) which have been mutually agreed to by Skagit County and local municipalities to sustainably manage growth and to 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 is violation of the 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.

Jennifer Dumas

7273 Cliffside Ln.

Sedro Woolley WA 98284

From: Con Don <condon92@hotmail.com>
Sent: Sunday, May 2, 2021 4:16 PM
To: Commissioners
Subject: Stop the Sprawl!

Dear Commissioners Wesen, Browning and Janicki,

I am writing to urge you to stop the congestion and sprawl before it comes to Skagit County. The proposal for a Fully Contained Community (FCC) just north of Burlington would create the most densely populated area by far in our county. Our rural landscape and spacious housing density is one of the things that makes Skagit County unique along the I-5 corridor. This FCC is creating space that will be just like the congestion we see in Seattle and Tacoma, and will bring all the problems from that type of congestion to our county. And this proposed community is not autonomous, nor fully contained in that it doesn't include adequate commercial, retail, health services or other infrastructure, (including sewer they would be utilizing from the City of Burlington) to support this population density. I understand a project like this may create visions of tax revenue dancing in government's heads, but in my opinion, a development like this FCC would open the door to ending Skagit county's specialness. There is no need to pack people in a community so densely, and the impact on the environment, infrastructure and existing residents would be a burden.

Thank you for hearing my opinion.

Sincerely,
Connie Miller
Skagit County

From: Brian Jones <brianpbjones@gmail.com>
Sent: Sunday, May 2, 2021 3:51 PM
To: PDS comments
Subject: Skagit County's 2021 Docket of Proposed Policy, Code, and Map Amendments"

Commissioners:

As a long-time resident of Skagit County, I implore you vote against docketing the proposed Avalon FCC. Any conscientious review of this proposal leads to only one logical conclusion: it's inconsistent with existing planning policies, and the offsite traffic impacts of the FCC would be catastrophic to both County residents and the greater traveling public.

The Avalon fully contained Community Proposal is inconsistent and in conflict with the Skagit County Countywide Planning Policies (CPPs), which have been mutually agreed to by Skagit County and local municipalities to sustainably manage growth and to direct all urban growth into EXISTING Urban Growth Areas.

Because there is no credible evidence that local municipalities have the capacity within existing UGAs to accommodate existing growth projections, moving forward with docketing this proposal is violation of the 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'm happy to discuss my opposition to this proposal at greater length if you wish. You can contact me directly at 360.540.1215.

Thanks,

Brian Jones

PO Box 306

Bow, WA 98232

Sent from my iPhone

From: Joan Burns <bobnjoan@gmail.com>
Sent: Sunday, May 2, 2021 2:24 PM
To: Commissioners
Subject: Objections to Skagit Co. Sprawl

To The Skagit County Board of Commissioners:

Ron Wesen
Peter Browning
Lisa Janicki

RE: SAY NO TO SPRAWL!!

My wife and I have lived in Skagit Valley for the last 49 years. It is our HOME and we've raised our children here. The next two generations of Burnses are here and we desire nothing but the best for them. Sadly, we see that Skagit Valley farmland is shrinking.
We have just recently been made aware that the Board of Commissioners is trying to push something through without the Skagit Co voters knowing, the very people who put you in office. The fact that **SHORT NOTICE** appears to be on purpose, is very troubling to me! The Board of Commissioners has always given fair notice in the past.

"Corporate developers-seeking to build a new community in Skagit County-are petitioning the Board of County Commissioners to construct a mega subdivision known as a Fully Contained Community (FCC) just 3 miles north of the City of Burlington"
"The project proponents would crowd 8,500 people into only 585 acres of buildable land within 1,244 total acres of the project site."
Although the **proposed project** is touted as a **Fully Contained Community**, it will **not truly be fully contained**. It doesn't include **adequate commercial, retail, health services and other infrastructure** to fully support the population density.
There would be many secondary ramifications including affecting farmlands, **higher taxes** to pay for road expansions.
Please THINK THIS THROUGH!!! It's the wrong direction for Skagit County!!

SAY NO to Corporate developers-seeking to build a new community in Skagit County.
We say NO to higher taxes and shrinking farmlands.

Respectfully yours,

Robert D Burns
15484 Ginthner Dr
Mount Vernon, WA 98273

From: Joan Burns <bobjoangto@gmail.com>
Sent: Sunday, May 2, 2021 2:08 PM
To: Commissioners
Subject: Heck NO!! WE SAY NO TO SPRAWL! SUPPORT SKAGIT FARMLANDS!!

To The Skagit County Board of Commissioners:

Ron Wesen
Peter Browning
Lisa Janicki

RE: WE SAY NO TO SPRAWL!!

My husband and I have lived in Skagit Valley for the last 49 years. It is our HOME and we've raised our children here. The next two generations of Burnses are here and we desire nothing but the best for them. Sadly, we see that Skagit Valley farmland is shrinking.
We have just recently been aware that the Board of Commissioners is trying to push something through without the Skagit Co voters knowing. The **SHORT NOTICE** appears to be on purpose. This is very troubling to me and it will be contested!!

Corporate developers-seeking to build a new community in Skagit County-are petitioning the Board of County Commissioners to construct a mega subdivision known as a Fully Contained Community (FCC) just 3 miles north of the City of Burlington
The project proponents would crowd 8,500 people into only 585 acres of buildable land within 1,244 total acres of the project site.
Although the **proposed project** is touted as a **Fully Contained Community**, it will **not truly be fully contained**. It doesn't include **adequate commercial, retail, health services and other infrastructure** to fully support the population density.
There would be many secondary ramifications including affecting farmlands, **higher taxes** to pay for road expansions.
Please THINK THIS THROUGH!!! It's the wrong direction for Skagit County!!

SAY NO to Corporate developers-seeking to build a new community in Skagit County.
We say NO to higher taxes and shrinking farmlands.

Sincerely,
Joan D Burns
15484 Ginthner Dr
Mount Vernon, WA 98273

From: Lauren Fikkert <laurenfikkert@gmail.com>
Sent: Sunday, May 2, 2021 12:51 PM
To: Commissioners
Subject: NO on Fully Contained Community/ Sprawl

Hello. I am a Skagit Valley resident asking you to vote NO on the proposed FFC north of Burlington.

Sincerely,

Lauren Fikkert of Mount Vernon

From: Vicky Raff <outlook_3B56EEDE1EADFEC6@outlook.com>
Sent: Sunday, May 2, 2021 12:43 PM
To: Commissioners
Subject: NO (6)

I am opposed to the new Avalon high density housing project that is progressing through the Planning process. The Skagit County Countywide Planning policies adopted by the county and participating cites and downs said NO TO SPRAWL. The citizenry doesn't want it. All of the Count's comprehensive Planning documents that have been adopted with public participation over the last 32 years have said to sprawl. The proposed project violates the 2002 Framework Agreement and the Skagit County Countywide Planning Policies and disregards 32 years of community led and supported comprehensive planning.

Adding this massive amount of people with such density would create massive traffic issues and change the character of our community.

This project needs close scrutiny by the planning committee and transparency with the public. Notice to the community has been inadequate, to say the least. As this project is contrary to the agreed to plans to date, the public should be adequately notified and brought into the discussion before anything is acted upon.

Vicky Raff

From: tamar.mains@gmail.com
Sent: Sunday, May 2, 2021 12:42 PM
To: PDS comments
Subject: Skagit County's 2021 Docket of Proposed Policy, Code, and Map Amendments

Dear Commissioners:

The Avalon fully contained Community Proposal is inconsistent and in conflict with the Skagit County Countywide Planning Policies (CPPs) which have been mutually agreed to by Skagit County and local municipalities to sustainably manage growth and to 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 is violation of the 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,

Tamar Mains

Sent from my iPhone

From: David Pierson <dpierson57@hotmail.com>
Sent: Sunday, May 2, 2021 12:26 PM
To: PDS comments
Subject: "Skagit County's 2021 Docket of Proposed Policy, Code, and Map Amendments"

To Planning and Development Services,

I am a fifth generation farmer and my family has been farming our land north of Burlington for over 100 years. The north end of our farm borders the Samish River west of Interstate 5 and downstream from a proposed and so-called “Fully Contained Community,” called Avalon.

Our family just currently completed a project with Skagit County’s Farmland Legacy program to protect a very large part of our farm from development. This land can now only be used for agriculture, forever. This was done to help protect our valley’s heritage and future as one of the most important agricultural production areas in the world.

If our county amended its planning policies to allow urban communities on rural land it could be the death blow to Skagit County agriculture, which plays an important role in the worlds most essential industry.

I the only thing even close to being a fully contained community would be a prison, and that is not what this developer has in mind. There could be no such thing as “minimal impact” from a community of 3,500 homes and possibly 10,000 people. The impact would be substantial. Just because you don’t build directly over the top of farmland doesn’t mean the surrounding farmland isn’t being negatively affected. The water displacement from a project this size would have a huge impact on the Samish River, which already floods terribly in this area. The impact on the nearby roads, including Interstate 5 could not accommodate the additional traffic from the new community.

I strongly urge Skagit County officials to continue to VOTE NO on allowing Fully Contained Communities in rural Skagit County.

Sincerely,

David Pierson
18505 Cook Rd.
Burlington, WA 98233

From: Linda Snow <linda@snowandsnow.us>
Sent: Sunday, May 2, 2021 12:21 PM
To: Commissioners
Subject: Fully Contained Community Development

I strongly urge you to vote NO to the urban sprawl proposed north of Burlington. Residents of Skagit County do not want additional people or the additional traffic this suburb would create. In addition it is not a fully contained community, as it does not provide all essential services to the "contained" community.

Sincerely,
Linda Snow
Mount Vernon

From: Laurie A <lakedesigner@hotmail.com>
Sent: Sunday, May 2, 2021 12:08 PM
To: PDS comments
Subject: Skagit County's 2021 Docket of Proposed Policy, Code, and Map Amendments

Dear Commissioners:

I have lived here 53 years. It used to be a peaceful valley, when going to the store, we'd see someone we knew from church or from our small community. Not anymore. Now, it is like Lynnwood used to be with homeless, gangs, big city noise, sirens going off all the time, and traffic where you can't even turn into your street.

PLEASE DO NOT MAKE IT EVEN WORSE THAN IT ALREADY IS!

Laurie Adams

The Avalon fully contained Community Proposal is inconsistent and in conflict with the Skagit County Countywide Planning Policies (CPPs) which have been mutually agreed to by Skagit County and local municipalities to sustainably manage growth and to 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 is violation of the 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: Laurie A <lakedesigner@hotmail.com>
Sent: Sunday, May 2, 2021 12:01 PM
To: Commissioners
Subject: vote NO on allowing Fully Contained Communities in Skagit County (5)

NO, NO, NO!!!!!!!!!!

PLEASE, QUIT RUINING OUR BEAUTIFUL VALLEY!!

Laurie Adams

From: Ruth Heft <rkheft@gmail.com>
Sent: Sunday, May 2, 2021 11:46 AM
To: PDS comments
Subject: Skagit County's 2021 Docket of Proposed Policy, Code, and Map Admendments

Please vote no on the proposed construction/development fully contained community three miles north of Burlington. Farmland is a precious resource and should not be permanently lost to housing. The long standing policy of restricting development to the existing urban areas is a good one and should be maintained.
Thanks you,
Ruth Heft
owner of Big Lake Trees
19117 State Route 9, Mount Vernon, WA 98274
360-422-5124

From: Morgan Randall <rabbitsrising@gmail.com>
Sent: Sunday, May 2, 2021 11:43 AM
To: Commissioners
Subject: No to suburban sprawl!!!!

Just say no to corporate developers petitioning you on Cinco De Mayo to ruin the good life now found in Skagit County. We can barely get around with the roads we have.

The geographic shape of this county with mountains on two sides and rivers on the others prohibits greater population before building the infrastructure to allow it to function. A double-decker freeway perhaps to Bellingham? Otherwise, we would live in perpetual gridlock. Even with a double-decker freeway, think of the air and water pollution it would generate with the impact of another 31,450 cars!

Please do the right thing. Say no to the petition of corporate developers. Suggest they build condos in downtown MV for a walking community that doesn't create as much traffic and pollution. Have them repurpose the mall in Burlington into a high-rise walking community, but don't allow them to build atavistic suburban sprawl.

Thank you for your intelligence in realizing this is no longer the 20th century. Walking communities are the only smart way to grow.

Morgan Randall
609A S1st Street
Mount Vernon, WA 98273
360.202.2722
rabbitsrising@gmail.com

From: Anne Rood <anne.rood@mail.com>
Sent: Sunday, May 2, 2021 11:38 AM
To: Commissioners
Subject: Sprawl (5)

Dear County Commissioner,

First and foremost I am concerned with the way in which you as our elected officials hired to represent "we the people"of Skagit County, appear to be setting a trend of "we know best" and marching froward in decision making without the proper steps of notifying your citizenry and taking time to hear our comments and concerns. I am a fourth generation Skagitonian. My great grandparents came from Sweden and settled into Skagit Valley as farmers, and bakers. I am appalled at such a proposal regarding this high density development idea. The location does not support the runoffs into farmlands, the roads are are also not set up to handle this amount of traffic. This would equate to another land developer getting wealthier while the rest of us are stuck with the mess the congested roads and higher taxes, just to mention a few of my concerns. We do not want this. Treat these situations as you treat the rest of us. We can't even build a shed in our yard without jumping through a pile of burocatic red tape. NO TO SPRAWL or anything else that would be a sneaky backdoor approach to allowing this in the future.

Thank you for listening to the people who pay for your position.

Anne Rood

From: Courtney Woehle <woehlec@gmail.com>
Sent: Sunday, May 2, 2021 11:27 AM
To: Commissioners
Subject: Avalon mega development

To whom it may concern,

I just want you to know that I strongly oppose the proposed housing development near Avalon golf course. This would negatively effect our community in countless ways and cause more problems with our already worsening traffic congestion among other things. Most of us live here to get away from the large crowds of people in the cities, and an influx of this size would ruin our small town lifestyle. I sincerely hope you will take the thoughts and comments of the citizens into consideration when voting on this.

Thank you,
Courtney Woehle

Sent from my iPhone

From: Kathleen Roche-Zujko <rochezujko@gmail.com>
Sent: Sunday, May 2, 2021 11:09 AM
To: Commissioners
Subject: Please vote NO to Sprawl

Dear Commissioners:

I was quite shocked to see that you are considering rezoning of farmland to allow a huge, new housing development in Skagit County. PLEASE do not allow fertile farmland to become a fully contained community with the accompanying traffic and pollution. I fully understand economic pressures, but I beg you to consider the long-term adverse effects on our valley and the loss of valuable agricultural land.

Thank you.

Kathleen Roche-Zujko
4003 Montgomery Court
Mt.Vernon

From: Kay Birkett <kay.klbirkett@gmail.com>
Sent: Sunday, May 2, 2021 10:53 AM
To: Commissioners
Subject: *Vote NO* on allowing Fully Contained Communities in Skagit County

Proposed Avalon Community Proposal is in conflict with the Skagit County CPP and UGA agreements to sustainably manage growth in our county. There are no infrastructures in place to support a community of this size and scope. Even if such infrastructures were to be federally funded, they would not be in place for many years. In the meantime, county residents will have to bear the brunt of the many negative impacts it would have on our area.
Please vote NO on docketing this proposal.
Sincerely,
Kay Lynn Birkett
15952 Mountain Drive
Bow, WA
Sent from my iPad

From: Laura Rath <laurakathryn.is@gmail.com>
Sent: Sunday, May 2, 2021 10:52 AM
To: PDS comments
Subject: Skagit County's 2021 Docket of Proposed Policy, Code, and Map Amendments

Dear Commissioners:

The Avalon fully contained Community Proposal is inconsistent and in conflict with the Skagit County Countywide Planning Policies (CPPs) which have been mutually agreed to by Skagit County and local municipalities to sustainably manage growth and to 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 is violation of the 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,

Laura Rath
6802 Big Cedar Lane
Anacortes, WA

From: David Shell <davidshell24@gmail.com>
Sent: Sunday, May 2, 2021 10:52 AM
To: Commissioners
Subject: Sprawl (3)

Elected officers to be transparent in all aspects. I say no to this plan, it's obvious this is for personal gains and not for. Our community. --
Sent from Gmail Mobile

From: ED Shop <heather166@aol.com>
Sent: Sunday, May 2, 2021 10:51 AM
To: Commissioners
Subject: Contained communities in Skagit County (5)

I vote NO!
Sent from the all new AOL app for iOS

From: Kurt Keller <arcticjack@gmail.com>
Sent: Sunday, May 2, 2021 9:35 AM
To: Commissioners
Subject: No (3)

Sprawl, plz vote no to this .

From: normfranwasson@gmail.com
Sent: Sunday, May 2, 2021 9:19 AM
To: Commissioners
Subject: Avalon Development (2)

Dear Commissioners:

NO! to urban expansion. Quit codling to one developer that plans to overuse our infrastructure. Water, Roads, Schools and just about everything else you can think of will be overwhelmed. Not to mention defiling another green space and polluting the Samish river. NO! NO! NO! Keep the development in the towns and cities where they belong.

Sincerely;

Norman Wasson
20836 Prairie Rd.
Sedro Woolley, Wa 98284
(360)724-5054
normfranwasson@gmail.com

Sent from Mail for Windows 10

From: Nancy Brown <nancypriscillabrown@gmail.com>
Sent: Sunday, May 2, 2021 8:50 AM
To: PDS comments
Subject: Skagit County's 2021 Docket of Proposed Policy, Code, and Map Amendments

>> Dear Commissioners Janicki, Wesen and Browning - I do not think that this is a wise use of this kind of land. In dealing with the issue of homelessness, I have heard a few people say that the reason why there's a shortage of housing is because we're preserving too much farmland. I think that is completely untrue & is used as a bit of a tag line to promote development.
>> I grew up living in Edmonds & working near Lynnwood & watched it get developed to the point that I hated returning to that area because I had to drive through a completely commercialized area with no character whatsoever, very little preservation of trees, greenery or wildlife habitat & a traffic mess. It worked out well for developers & this proposal would work out very well for developers financially, but, it is not about preserving the character of the Valley & it is not about increasing low income, affordable housing.
>> Farming is one of the main bases of the Skagit community and the farmland is some of the richest in the world. It needs to be preserved to preserve this community. You can preserve farmland and still find urban areas in which to place housing. I completely agree with Skagitionians for the Preservation of Farmland (SPF).
>> It's always good to look to the entities who have to raise money to do some good for the Valley as opposed to listening to those who stand to make money on the proposal. Developers are likely putting alot of pressure on you as Commissioners & maybe landowners in that area to be open to this kind of development because those developers stand to gain financially. We saw this same thing happen when Puget Power was all set to put a Nuclear Power Plant on Bacus Hill in Sedro Woolley & when the developer paved over farmland to put in the Skagit Valley Mall.
>> This idea doesn't even support the idea of Agri-tourism because many tourists come to this area because of the beauty of the farmland & the preservation of a lifestyle. If tourists wanted to see malls, chain stores, a series of fast food restaurants, traffic jams, stoplights, etc., they would stay where they are in Lynnwood, Fife, Tacoma, Auburn, Seattle or wherever else from which they travel. People also like travelling to Skagit and Whatcome County because they can be on a major freeway and still enjoy the beauty of trees, forests and farmland. A Development such as this goes against all of that. S.P.F. has been raising money for decades to try & preserve one of the best things about Skagit Valley and they have always had the interest of this community in mind.
>> Please do not support this Fully Supported Community idea.
>> Thank you,
>> Nancy Brown
4224 Village Road
Stanwood, Wa. 98292

From: Julie Necco <italiana.necco@gmail.com>
Sent: Sunday, May 2, 2021 8:48 AM
To: Commissioners
Subject: Fully Contained Community (4)

Hello,

As a concerned citizen of Skagit County regarding the Fully Contained Community project I request you vote NO on this proposed project. In the past the citizens of Skagit County have repeatedly rejected this type of growth. Again please vote NO against this plan and respect the citizens of Skagit County.

Respectfully,
Julie Necco
Anacortes

Sent from Mail for Windows 10

From: Lynn Miner <lynnminer@fidalgo.net>
Sent: Sunday, May 2, 2021 8:44 AM
To: PDS comments
Subject: Skagit County's 2021 Docket of Proposed Policy, Code, and Map Amendments

Dear Commissioners:

The Avalon fully contained Community Proposal is inconsistent and in conflict with the Skagit County Countywide Planning Policies (CPPs) which have been mutually agreed to by Skagit County and local municipalities to sustainably manage growth and to 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 is violation of the 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!

Lynn Miner

6684 Hobson Road, Bow, WA 98232

From: Suzie Gardner <suziegardner24@yahoo.com>
Sent: Sunday, May 2, 2021 8:42 AM
To: Commissioners
Subject: NO to sprawl (2)

Dear County Commissioners,

I am encouraging you to vote NO to ignoring the **County Wide Planning Policies** that direct urban growth into the existing Urban Growth Area instead of creating sprawl.

It appears if it goes through it would be all about money and not what is best for our community and farmland. If it is voted through I will most definitely will not be voting back anyone that is currently in office. If Skagit County's well-being is not a priority for our Commissioner's, then you are not serving us properly and I will encourage everyone I know to do the same. Please have a conscience and do the right thing.

Thank you

Suzie Farrar

Sent from my iPhone

From: Lynn Miner <lynnminer@fidalgo.net>
Sent: Sunday, May 2, 2021 8:40 AM
To: Commissioners
Subject: Please *Vote NO* on allowing Fully Contained Communities in Skagit County

Please *Vote NO* on allowing Fully Contained Communities in Skagit

Thank you!

Lynn Miner
6684 Hobson Road
Bow, WA 98232

From: seth.liz@hotmail.com
Sent: Sunday, May 2, 2021 8:38 AM
To: Commissioners
Subject: NO!

To the county commissioners,
I vehemently OPPOSE the proposed development north of Burlington! This fully contained community will not be fully contained. It will be right on top of ME. And I can tell you it will destroy the serenity of my country residense entirely!
Keep the city inside the city limits!
Thank you,
Seth and Elizabeth and Suttles Family

From: The Bennett Family <thegrandie@gmail.com>
Sent: Sunday, May 2, 2021 8:24 AM
To: PDS comments
Subject: Skagit County's 2021 Docket of Proposed Policy, Code, and Map Amendments

Dear Commissioners:

I am a concerned citizen of Skagit County and choose Mount Vernon as my home because of the slower pace of life. Please vote NO on the proposal detailed below.

The Avalon fully contained Community Proposal is inconsistent and in conflict with the Skagit County Countywide Planning Policies (CPPs) which have been mutually agreed to by Skagit County and local municipalities to sustainably manage growth and to 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 is violation of the 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.

Grant Bennett
Homeowner and resident of Skagit County
19514 Ridgewood Dr.
Mount Vernon WA 98274

Sent from my iPhone

From: Brandie Bennett <brandienbennett@gmail.com>
Sent: Sunday, May 2, 2021 8:20 AM
To: PDS comments
Subject: Skagit County's 2021 Docket of Proposed Policy, Code, and Map Amendments

Dear Commissioners:

My name is Brandie Bennett, homeowner at 19514 Ridgewood Dr., Mount Vernon Wa 98274. I am a concerned citizen of Skagit County and choose Mount Vernon as my home because of the slower pace of life. Please vote NO on the proposal detailed below.

The Avalon fully contained Community Proposal is inconsistent and in conflict with the Skagit County Countywide Planning Policies (CPPs) which have been mutually agreed to by Skagit County and local municipalities to sustainably manage growth and to 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 is violation of the 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.

Sent from my iPhone

From: Pam Pedersen <allcreaturesphoto@hotmail.com>
Sent: Sunday, May 2, 2021 8:14 AM
To: Commissioners
Subject: Avalon Project (1)

Please vote with the citizens of Skagit county and not against them and respect the agreements that were made. Don't treat these agreements like the tribal ones that have been broken. Respect your neighbors and not corporate interests. Your votes are public and will become "more public" especially when its election time and your opposition has this information in their profile in the voters pamphlet. Do the right thing!

Pamela Pedersen
1008 Carmel Ave
Mount Vernon WA 98273
425-275-6668

Sent from my iPhone Sent from my iPhone

From: joyce tizzard <mrstizzard7@gmail.com>
Sent: Sunday, May 2, 2021 8:12 AM
To: Commissioners
Subject: I urge each one of you, Ron Wesen, Peter Browning, and Lisa Janicki to say NO to planned high density community north of Burlington. We do not need to cram more people into our beautiful area.

Thank You, Vote No
Joyce Tizzard
Dwight Tizzard , Mount Vernon Sent from my iPad

From: Pam Pedersen <allcreaturesphoto@hotmail.com>
Sent: Sunday, May 2, 2021 8:12 AM
To: Commissioners
Subject: Avalon project

Please vote with the citizens of Skagit county and not against them and respect the agreements that were made. Don't treat these agreements like the tribal ones that have been broken. Respect your neighbors and not corporate interests. Your votes are public and will become "more public" especially when its election time and your opposition has this information in their profile in the voters pamphlet. Do the right thing!

Pamela Pedersen
1008 Carmel Ave
Mount Vernon WA 98273
425-275-6668

Sent from my iPhone

From: James Hoyle <jamesfhoyle@gmail.com>
Sent: Sunday, May 2, 2021 8:08 AM
To: PDS comments
Subject: Proposed Avalon community

To the commissioners, please reject the proposal for Avalon community development north of burlington, as too densely developed & not in keeping with county planning and development vision for skagit.
Please keep protecting our environs.
James Hoyle
116 s. 9th st
Mount Vernon
98274

From: Larry and Maggie <larrynmaggie@comcast.net>
Sent: Sunday, May 2, 2021 8:04 AM
To: Commissioners
Subject: contained communities in skagit county

Please vote No on Fully CONTAINED COMMUNITIES IN SKAGIT COUNTY! All planning policies adopted by Skagit county and Skagit cities make it clear NO SPRAWL!!! Margaret Miller

From: Mary Campbell <mpurcer@gmail.com>
Sent: Sunday, May 2, 2021 7:57 AM
To: PDS comments
Subject: Avalon proposal

Dear Commissioners:

The Avalon fully contained Community Proposal is inconsistent and in conflict with the Skagit County Countywide Planning Policies (CPPs) that direct all urban growth into EXISTING Urban Growth Areas.

There is no evidence that Skagit County does not have the capacity within existing UGAs to accommodate existing growth projections. Therefore moving forward with docketing this proposal would be a violation of the 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 inconsistent with 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,

Mary Campbell and Steven Purcer
14362 Jura Ln
Anacortes, WA 98221
360-299-9049

Sent from my iPad

From: Al Chandler <al@truckvault.com>
Sent: Sunday, May 2, 2021 7:40 AM
To: Commissioners
Subject: Satellite Communities

Respected Commissioners,

Please do not bastardize our lovely valley with “self-contained communities”. Once one of these has been approved others will follow suit and expect approval.

I thank each of you for your NO Vote!.

al

Al Chandler
CEO
Toll Free: 800.967.8107
Fax: 360.855.2239
www.truckvault.com

TruckVault Washington
P.O. Box 734
315 Township St.
Sedro-Woolley, WA 98284

TruckVault Virginia
P.O. Box 501
777 Industrial Park Rd.
Mt. Jackson, VA 22842

From: David Bridgman <d.b.bridgman@gmail.com>
Sent: Sunday, May 2, 2021 7:39 AM
To: PDS comments
Subject: Skagit County's 2021 Docket of Proposed Policy, Code, and Map Amendments

I am writing to express my opposition to the super high density development that is being considered on the east side of Bow Hill. As a born and raised Skagit citizen, this feels completely antithetical to the Skagit county that values its land and farmers. This high density community will not help the county's need for affordable housing. It will gentrify the area, further increasing a need for home affordability. Please reject this development.

David Bridgman

David Bridgman
Keller Williams NWRE LLC
360.708.5129

From: Tori King <torimking@gmail.com>
Sent: Sunday, May 2, 2021 7:18 AM
To: PDS comments
Subject: Skagit County's 2021 Docket of Proposed Policy, Code, and Map Amendments

Dear Commissioners:

There is no need to destroy Skagit's fertile farmland just so a developer can make a profit. There are already areas that are currently being developed, changing Skagit's beauty forever.

We don't want Skagit to become another Smokey Point. Once farmland, and now another sprawling city covered in concrete and transients.

Please vote no on docketing this proposal.

Thank you,
Tori King

From: Meg Chesley <meg@healthepro.com>
Sent: Sunday, May 2, 2021 7:14 AM
To: PDS comments
Subject: Skagit County's 2021 Docket of Proposed Policy, Code, and Map Amendments

As a resident of Bow, I urge you to **vote NO on allowing Fully Contained Communities in Skagit County.** This will add a huge burden on our existing roads, particularly I-5 and SR-20 including major shopping areas in Burlington, Mount Vernon and Bellingham.

Meg Chesley
3801 Colony Mountain Drive
Bow, WA 98232
--
Meg Chesley
President
Health-e Pro
800.838.4856 x101

From: Meg Chesley <meg@healthepro.com>
Sent: Sunday, May 2, 2021 7:13 AM
To: Commissioners
Subject: Vote NO on allowing Fully Contained Communities in Skagit County (1)

As a resident of Bow, I urge you to **vote NO on allowing Fully Contained Communities in Skagit County.** This will add a huge burden on our existing roads, particularly I-5 and SR-20 including major shopping areas in Burlington, Mount Vernon and Bellingham.

Meg Chesley
3801 Colony Mountain Drive
Bow, WA 98232
--
Meg Chesley
President
Health-e Pro
800.838.4856 x101

From: Stuart Thompson <stuartmthompson@gmail.com>
Sent: Sunday, May 2, 2021 6:43 AM
To: PDS comments
Subject: Skagit County`s 2021 docket of proposed policy, codes, and map amendments

Please do not allow the proposed Avalon area development. This is sprawl at its worst and against the long standing wishes of the people living in the Whatcom-Skagit area.
Thank you,
Stuart Thompson
2809 Victor St.
Bellingham 98225.

From: mjmosher@aol.com
Sent: Sunday, May 2, 2021 6:38 AM
To: PDS comments
Subject: "Skagit County's 2021 Docket of Proposed Policy, Code, and Map Amendments"

Dear Commissioners:

The Avalon fully contained Community Proposal is inconsistent and in conflict with the Skagit County Countywide Planning Policies (CPPs) which have been mutually agreed to by Skagit County and local municipalities to sustainably manage growth and to direct all urban growth into EXISTING Urban Growth Areas. The addition of traffic to this region will crowd an already difficult area along Interstate 5.

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 is violation of the 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.

Dr. M. J. Mosher

Associate Professor, Western Washington University

2216 Cascade Court, Anacortes, Washington. 98221

From: Kim last name is required <tuls41@live.com>
Sent: Sunday, May 2, 2021 6:34 AM
To: Commissioners
Subject: Skagit county 2021 docket of Proposed Policy, Code, and Map Amendments

My name is Kim Ayers. I live in Sedro Woolly at 5058 State Route 9 and I drive near the proposed new site you are considering. I chose to live and buy my home up here to stay away from hordes of people! I wanted to be near farm lands and a slower paced area. The traffic traveling past Cook road going North is already heavy and getting on to Cook road can already take a good amount of time this will make it worse.

Crime will go up. Studies show more people equal more crime. We don't want to live in Everett, that's why we live here. The people who would live here will not be working in Mount Vernon, Burlington,or Sedro Woolly, there is NOT enough jobs in these areas so these folks will be traveling North to Bellingham or South to Everett or Seattle adding more traffic to already large amounts of traffic.

We the people of this area beg you to not do this! We love the laid back atmosphere we have and do not want our beloved areas destroyed, just so someone else can make a buck.

Get Outlook for Android

Get Outlook for Android

From: Norma <nyland@wavecable.com>
Sent: Sunday, May 2, 2021 6:30 AM
To: Commissioners
Subject: NO to mega subdivision

>
> Dear Commissioners:
>
> NO to mega subdivision known as a Fully Contained Community (FCC) just 3 miles north of the City of Burlington.
>
> I am a voting citizen of Skagit County and OBJECT to the proposal to build a mega subdivision known as a Fully Contained Community (FCC) just 3 miles north of the City of Burlington. The construction of this will have a devastatingly negative impact on the community. This type of progress is not progress, it ruins surrounding communities by the ancillary affects it inevitably brings.
>
> NO to mega subdivision known as a Fully Contained Community (FCC) just 3 miles north of the City of Burlington.
>
> Yours truly,
>
> Norma Hyland
> Sedro Woolley

From: Kim last name is required <tuls41@live.com>
Sent: Sunday, May 2, 2021 6:30 AM
To: PDS comments
Subject: Skagit county 2021 docket of Proposed Policy, Code, and Map Amendments

My name is Kim Ayers. I live in Sedro Woolly and I drive near the proposed new site you are considering. I chose to live and buy my home up here to stay away from hordes of people! I wanted to be near farm lands and a slower paced area. The traffic traveling past Cook road going North is already heavy and getting on to Cook road can already take a good amount of time this will make it worse.

Crime will go up. Studies show more people equal more crime. We don't want to live in Everett, that's why we live here. The people who would live here will not be working in Mount Vernon, Burlington,or Sedro Woolly, there is NOT enough jobs in these areas so these folks will be traveling North to Bellingham or South to Everett or Seattle adding more traffic to already large amounts of traffic.

We the people of this area beg you to not do this! We love the laid back atmosphere we have and do not want our beloved areas destroyed, just so someone else can make a buck.

From: Zindra Nelson <zindra@yahoo.com>
Sent: Sunday, May 2, 2021 1:46 AM
To: Commissioners
Subject: No to to FCC north of Burlington, WA

Please vote -NO- on the mega subdivision/Fully Contained Community that is just 3 miles north of Burlington. I live in Burlington, and I'm very concerned about how this would affect our area.
Thanks,
Zindra Nelson

From: Catherine Lundvall Charles <catherinelundvall@gmail.com>
Sent: Saturday, May 1, 2021 11:56 PM
To: PDS comments
Subject: Skagit County's 2021 Docket of Proposed Policy, Code, and Map Amendments

Dear Commissioners

The Avalon fully contained Community Proposal is inconsistent and in conflict with the Skagit County Countywide Planning Policies (CPPs) which have been mutually agreed to by Skagit County and local municipalities to sustainably manage growth and to 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 is violation of the 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
Catherine Lundvall Charles
3909 Chuckanut Dr
Bow Wa 98232
360 766 6786

From: lwoodmansee@msn.com
Sent: Saturday, May 1, 2021 11:53 PM
To: Commissioners
Subject: Avalon development

Please note NO on the proposed high density development. This type of illegal sprawl is not acceptable. In addition, the impact that it will have on the already over burdened and overly dangerous Cook Road interchange and surrounding roadways will be devastating. Thank you.
Lauren Woodmansee

Sent from my T-Mobile 4G LTE device

From: Catherine Lundvall Charles <catherinelundvall@gmail.com>
Sent: Saturday, May 1, 2021 11:51 PM
To: Commissioners
Subject: VOTE NO FULLY CONTAINED COMMUNITIES IN SKAGIT CO

Dear Commissioners

Please vote NO on fully contained communities in SKAGIT County

Thank you for your consideration

Catherine Lundvall Charles
3909 Chuckanut Dr
Bow Wa 98232
360 766 6786

Sent from my iPhone

From: Ingo Lemme <ilemmegm@gmail.com>
Sent: Saturday, May 1, 2021 11:39 PM
To: PDS comments
Subject: Skagit County's 2021 Docket of Proposed Policy, Code, and Map Amendments

The Avalon fully contained Community Proposal is inconsistent and in conflict with the Skagit County Countywide Planning Policies (CPPs) which have been mutually agreed to by Skagit County and local municipalities to sustainably manage growth and to 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 is violation of the 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.

Ingo Lemme
5856 Park CT.
Sedro-Woolley, WA 98284

From: Ingo Lemme <ilemmegm@gmail.com>
Sent: Saturday, May 1, 2021 11:36 PM
To: Commissioners
Subject: Fully Contained Communities Proposal

Dear Commissioners:

The Avalon fully contained Community Proposal is inconsistent and in conflict with the Skagit County Countywide Planning Policies (CPPs) which have been mutually agreed to by Skagit County and local municipalities to sustainably manage growth and to 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 is violation of the 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.

Ingo Lemme
5856 Park CT.
Sedro-Woolley, WA 98284

From: dave hatheway <davidhatheway@yahoo.com>
Sent: Saturday, May 1, 2021 11:14 PM
To: PDS comments
Subject: Skagit County's 2021 Docket of Proposed Policy, Code, and Map Amendments

Dear Commissioners:

The Avalon fully contained Community Proposal is **inconsistent** and in **conflict** with the Skagit County Countywide Planning Policies (CPPs) **which have been mutually agreed to by Skagit County and local municipalities to sustainably manage growth and to 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 is violation of the 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 a firm NO on docketing this proposal.

Thank you,

David Hatheway
4484 Colony Mountain Dr
Bow WA 98232
206-999-8342

From: Suzy Hatheway <suzyfletcher@gmail.com>
Sent: Saturday, May 1, 2021 11:07 PM
To: PDS comments
Subject: "Skagit County's 2021 Docket of Proposed Policy, Code, and Map Amendments")

Dear Commissioners:

The Avalon fully contained Community Proposal is **inconsistent** and **in conflict** with the Skagit County Countywide Planning Policies (CPPs) which have been **mutually agreed to** by Skagit County and local municipalities to s**ustainably manage growth and to 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 is violation of the 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 Hatheway

4484 Colony Mountain Dr

Bow, WA 98232

206-919-9240

--
Suzy Hatheway
suzyfletcher@gmail.com

From: Suzy Hatheway <suzyfletcher@gmail.com>
Sent: Saturday, May 1, 2021 11:02 PM
To: Commissioners
Subject: vote NO on allowing fully contained communities in Skagit County. (1)

Dear Skagit County Commissioners,

I **strongly** request that you vote **NO** on allowing fully contained communities in Skagit County.
Respectfully,
Susan Hatheway

4484 Colony Mountain Dr.
Bow, WA 98232
(206) 919-9240

--
Suzy Hatheway
suzyfletcher@gmail.com

From: Brian Rood <brianrood777@gmail.com>
Sent: Saturday, May 1, 2021 9:52 PM
To: Commissioners
Subject: mega subdivision/fully contained community

I was travelling on the Cook road today, Saturday May 1st around 5:50 pm and I noticed the heavy traffic on the I-5 Sedro-Woolley off-ramp. The cars were filling up almost the entire off-ramp. I've been stuck in that off-ramp traffic when the ramp was completely filled with cars and we were pulling off the freeway to the side of the freeway which is a dangerous maneuver and which got me imagining what it would be like if anymore people move to this area. Now I hear that there is a mega subdivision being proposed and I am against it, as we don't have the infrastructure to handle the traffic. I-5, Highway 20, and Cook rd. are already filled to capacity and dangerous roads to drive. This sprawling subdivision would make these roads even more dangerous to drive on.

Sincerely,
Brian Rood

From: Paul Savchenko <paulsavchenko@yahoo.com>
Sent: Saturday, May 1, 2021 9:19 PM
To: Commissioners
Subject: Fwd: Vote NO ON THE Fully Contained Community just 3 miles of the City of Burlington. (1)

Subject: Fwd: Vote NO ON THE Fully Contained Community just 3 miles of the City of Burlington.

-----Original Message-----
To: commissioners@co.skagit.wa.us <commissioners@co.skagit.wa.us>

Subject: Fwd: Vote NO ON THE Fully Contained Community just 3 miles of the City of Burlington.

Dear Skagit County Board of Commissioners:

Corporate developers-seeking to build a new community in Skagit County-are petitioning the Board of County Commissioners to construct a mega subdivision known as a Fully Contained Community (FCC) just 3 miles north of the City of Burlington.
*ALL of the county's Comprehensive Planning Documents that have been adopted with public participation for the last 32 years have said NO to Sprawl.
*The only public hearing the Board of County Commissioners is holding on this critically important issue is THIS Monday at 10:00 am -buried in with a dozen other proposals.
*The project proponents would crowd 8,500 people into only 585 acres of buildable land within 1,244 total acres of the project site.
THIS would be the highest density development ever in Skagit County history.

I would ask you to vote NO!

Paul Savchenko
Skagit County resident and voter

From: Mary Beth Conlee <marybethconlee@gmail.com>
Sent: Saturday, May 1, 2021 9:13 PM
To: PDS comments; Commissioners
Subject: Skagit County's 2021 Docket of Proposed Policy, Code, and Map Amendments

Dear Commissioners:

The Avalon fully contained Community Proposal is inconsistent and in conflict with the Skagit County Countywide Planning Policies (CPPs) which have been mutually agreed to by Skagit County and local municipalities to sustainably manage growth and to 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 is violation of the 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,

Mary Beth Conlee

Anacortes, WA

From: Mary Beth Conlee <marybethconlee@gmail.com>
Sent: Saturday, May 1, 2021 9:13 PM
To: PDS comments; Commissioners
Subject: Skagit County's 2021 Docket of Proposed Policy, Code, and Map Amendments (2)

Dear Commissioners:

The Avalon fully contained Community Proposal is inconsistent and in conflict with the Skagit County Countywide Planning Policies (CPPs) which have been mutually agreed to by Skagit County and local municipalities to sustainably manage growth and to 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 is violation of the 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,

Mary Beth Conlee

Anacortes, WA

From: Kevin Salt <salt4u@live.com>
Sent: Saturday, May 1, 2021 8:45 PM
To: Commissioners
Subject: Proposal to build a FCC in North Burlington Washington

Dear Commissioners,

Please vote NO to the proposal to build a mega subdivision known as a Fully Contained Community (FCC) 3 miles north of the City of Burlington. This is not in the best interest of "we the people".

Thank-you
Kevin Salt
360-421-2939

Sent from Outlook

From: Ruth Richmond <uniquelyruth@gmail.com>
Sent: Saturday, May 1, 2021 8:20 PM
To: PDS comments
Subject: Fwd: Avalon Development

re-submitted with address:

I am opposed to the Avalon "fully contained community". Please vote no on this proposal.

I chose to live a rural area, and this development would drastically change that. This would impact local roads, and the lines of people getting off the exits fron I-5. This would be located just 5 miles from my home. I can't imagine ever finding an open parking spot at my favorite trail, (only 10 there) within 5 miles of both places.

Please keep developments within city limits, with better infra structure.

Ruth Richmond
18067 Colony Rd
Bow WA 98232
--

--
Ruth Richmond

From: Judy Cookson <jar@fidalgo.net>
Sent: Saturday, May 1, 2021 8:03 PM
To: Commissioners
Subject: No to Sprawl (1)

Please vote NO to the mega project 3 miles north of Burlington.
Judy Cookson and Tom Jensen

Sent from my iPad

From: Mary Maloney <maloney.mary7@gmail.com>
Sent: Saturday, May 1, 2021 7:54 PM
To: PDS comments
Subject: Skagit county's proposed docket of public policy on maps, property, and mainly the Avalon proposal

NO MORE SRAWL. That is why we live here, Skagit county is sooooo beautiful and Avalon will wreck this lovely county for the monetary benefit of a few. Avalon reminds me of The book Animal farm where true was false and white was black. Avalon is not a beautiful, mythical land, it will be an ugly mess. Please represent most of the people who love this county by saying no to the Avalon sprawl. Thank you, (hopefully), Mary Maloney, 2307 Twin Place, Anacortes, WA.

Sent from my iPad

From: Celia Miller <celiarmiller@icloud.com>
Sent: Saturday, May 1, 2021 7:23 PM
To: Commissioners
Subject: Please vote NO on subdivision! Save farmland!!

Wes and Celia Miller
Mt. Vernon, WA

Sent from my iPhone

From: joan cross <joaninbhutan@yahoo.com>
Sent: Saturday, May 1, 2021 7:11 PM
To: PDS comments
Subject: Skagit County's 2021 Docket of Proposed Policy, Code, and Map Amendments: Fully Contained Community

Re:Fully Contained Community

Dear Commissioners This kind of high density housing is totally counter to the character of Skagit County.
Farming is one of the main bases of the Skagit community and the farmland is some of the richest in the world. It needs to be preserved to preserve this community. You can preserve farmland and still find urban areas in which to place housing. I completely agree with Skagitonians for the Preservation of Farmland (SPF).

Developers are likely putting alot of pressure on you as Commissioners because those developers stand to gain financially. Remember when developer paved over farm land to put in the Burlington mall....now it stands empty as Bellingham's malls dominated.

This would also hurt tourism because tourists come to this area to enjoy the beauty of the farmland & the preservation of a lifestyle. If tourists wanted to see malls, chain stores, a series of fast food restaurants, traffic jams, stoplights, etc., they would stay where they are in Lynnwood, Fife, Tacoma, Auburn, Seattle....et al.
Skagitonians to Preserve Farmland have been raising money for decades to try & preserve one of the best things about Skagit Valley and they have always had the interest of this community in mind.

Please do not support these code and map amendments that would allow such high density residential subdivisions.
Sincerely Joan Cross
POBox 399
La Conner, Wa 98257

From: Kay Hall <silverfoxkayhall@gmail.com>
Sent: Saturday, May 1, 2021 6:39 PM
To: Commissioners
Subject: No (1)

NO to development of mega subdivision outside of Burlington!! I would appreciate information on this subject, before you are voting on my possible lifestyle change in Skagit County! I pay taxes and demand to be informed of such drastic development.

From: Bianca Tarleton <bianca.tarleton@gmail.com>
Sent: Saturday, May 1, 2021 6:36 PM
To: Commissioners
Subject: NO on urban sprawl!!!

Please vote no on this. I am a resident of this area and came out here to get away from urban sprawl. This displacement of forest and farm land will be devastating to the environment and the protection of the land.

Bianca Tarleton
3455 woodcrest ln, Sedro-Woolley, WA 98284

From: Bianca Tarleton <bianca.tarleton@gmail.com>
Sent: Saturday, May 1, 2021 6:36 PM
To: PDS comments
Subject: Skagit County's 2021 Docket of Proposed Policy, Code, and Map Amendments"

Please vote no on this. I am a resident of this area and came out here to get away from urban sprawl. This displacement of forest and farm land will be devastating to the environment and the protection of the land.

Bianca Tarleton
3455 woodcrest ln, Sedro-Woolley, WA 98284

From: Katryna Barber <katrynab4@gmail.com>
Sent: Saturday, May 1, 2021 6:26 PM
To: Commissioners
Subject: Vote No on allowing Fully Contained Communities in Skagit County (3)

To the Skagit County Commissioners
Respectfully I ask you to VOTE NO on the topic of the FCC proposal slated for the Avalon golf course.
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 the 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 is violation of the 2007 County Wide Planning Policies and the 20002 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. Also, one only has to drive down I-5
past Arlington to see how the precious farm and open land is being covered with parking lots for businesses next
to the freeway. It is only a matter of time before Arlington has the look and feel of a strip mall. The reason people
love to live in Skagit County is the open land, the green farmlands, the wildlife and rural feeling. Look at the 2060
Citizen Committee Final recommendation. Keep the land open. Consider putting this housing development where
the Cascade Mall is. Build on property that has already been paved. No to Sprawl Please vote no on docketing this
proposal.

Respectfully submitted,
Katryna Barber
16005 La Conner Whitney Rd
La Conner, WA 98257
360 399 1282
katrynab4@gmail.com

From: Katryna Barber <katrynab4@gmail.com>
Sent: Saturday, May 1, 2021 6:26 PM
To: Commissioners
Subject: Vote No on allowing Fully Contained Communities in Skagit County

To the Skagit County Commissioners
Respectfully I ask you to VOTE NO on the topic of the FCC proposal slated for the Avalon golf course.
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 the 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 is violation of the 2007 County Wide Planning Policies and the 20002 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. Also, one only has to drive down I-5
past Arlington to see how the precious farm and open land is being covered with parking lots for businesses next
to the freeway. It is only a matter of time before Arlington has the look and feel of a strip mall. The reason people
love to live in Skagit County is the open land, the green farmlands, the wildlife and rural feeling. Look at the 2060
Citizen Committee Final recommendation. Keep the land open. Consider putting this housing development where
the Cascade Mall is. Build on property that has already been paved. No to Sprawl Please vote no on docketing this
proposal.

Respectfully submitted,
Katryna Barber
16005 La Conner Whitney Rd
La Conner, WA 98257
360 399 1282
katrynab4@gmail.com

From: Katryna Barber <katrynab4@gmail.com>
Sent: Saturday, May 1, 2021 6:22 PM
To: PDS comments
Subject: Skagit County's 2021 Docket of Proposed Policy, Code, and Map Amendments

To the Skagit County Commissioners
Respectfully I ask you to VOTE NO on the topic of the FCC proposal slated for the Avalon golf course.
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 the 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 is violation of the 2007 County Wide Planning Policies and the 20002 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.
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Citizen Committee Final recommendation. Keep the land open. Consider putting this housing development where
the Cascade Mall is. Build on property that has already been paved. No to Sprawl Please vote no on docketing this
proposal.
Thanks you for your consideration to this very important topic.
Katryna Barber
16005 LaConner Whitney Rd
La Conner WA 98257
360-399-1282
katrynab4@gmail.com

From: Deanna McDougle <drmcdougle@gmail.com>
Sent: Saturday, May 1, 2021 6:08 PM
To: Commissioners
Subject: Fully Contained Community (2)

Ron, Peter, & Lisa,
I am writing to you to express my concern that this issue was ***not*** been brought before We, the People, giving us adequate advance notice to respond/discuss this critically important topic.There are many secondary ramifications to this and I believe the citizens of Skagit County need time for input. We have been given only one notice for response as of 10 am Monday. I find this short notice unacceptable.

I would urge you to vote NO at this time . We, the People, are keeping a watch on the activities of our elected officials. We need greater input from the citizens of our county and greater transparency from you.
Thank you!
Respectfully,
Deanna McDougle

From: Faith <faithcpc@hotmail.com>
Sent: Saturday, May 1, 2021 6:07 PM
To: PDS comments
Subject: Fwd: Skagit County's 2021 Docket of Proposed Policy, Code, and Map Amendments

Full name: faith Kaufman
17593 Blodgett Rd
Mount vernon, WA 98274

Please see full comments below to be addressed by the commissioners.

Sent from my Verizon, Samsung Galaxy smartphone
Get Outlook for Android

From: Faith <faithcpc@hotmail.com>
Sent: Saturday, May 1, 2021, 6:03 PM
To: pdscomments@co.skagit.wa.us
Subject: Skagit County's 2021 Docket of Proposed Policy, Code, and Map Amendments

Hello,

I want to voice our households concern over the 8,500 area development in Skagit county. The county's system highways and roadways are not equipped to handle this amount of additional population. I-5 is already a mess with the current flow of traffic. Not to mention the entire Skagit infrastructure of schools, Healthcare and emergency response. Please improve our country BEFORE considering a massive development like this "fully contained community "

All of the County's Comprehensive Planning Documents that have been adopted with public participation for the last 32 years have said **NO to Sprawl for a reason!**

Thank you,

Sent from my Verizon, Samsung Galaxy smartphone

From: Andrea Doll <andrea.doll@gmail.com>
Sent: Saturday, May 1, 2021 6:01 PM
To: Commissioners
Subject: Self contained community

This is exactly the **horror** that I was afraid could happen
I know there will be growth, but communities should naturally develop, please reject this

Sent from my iPhone
Andrea Doll
360 317 4557

From: Mary Maloney <maloney.mary7@gmail.com>
Sent: Saturday, May 1, 2021 5:56 PM
To: Commissioners
Subject: Avalon (2)

Please vote NO on the proposed Avalon sprawl. Stop it now. Enough is enough. Better yet, let's make the area a park. Then all our residents could enjoy it , not just a few making even more money. Money is printed every day, it is not where our real values lie, at least not mine. Hopefully,thank you, Mary Maloney, Skagit resident.

Sent from my iPad

From: joan cross <joaninbhutan@yahoo.com>
Sent: Saturday, May 1, 2021 5:34 PM
To: PDS comments
Subject: Skagit County's 2021 Docket of Proposed Policy, Code, and Map Amendments

Dear Commissioners This kind of high density housing is totally counter to the character of Skagit County.
Farming is one of the main bases of the Skagit community and the farmland is some of the richest in the world. It needs to be preserved to preserve this community. You can preserve farmland and still find urban areas in which to place housing. I completely agree with Skagitonians for the Preservation of Farmland (SPF).

Developers are likely putting alot of pressure on you as Commissioners because those developers stand to gain financially. Remember when developer paved over farm land to put in the Burlington mall....now it stands empty as Bellingham's malls dominated.

This would also hurt tourism because tourists come to this area to enjoy the beauty of the farmland & the preservation of a lifestyle. If tourists wanted to see malls, chain stores, a series of fast food restaurants, traffic jams, stoplights, etc., they would stay where they are in Lynnwood, Fife, Tacoma, Auburn, Seattle....et al.
Skagitonians to Preserve Farmland have been raising money for decades to try & preserve one of the best things about Skagit Valley and they have always had the interest of this community in mind.

Please do not support these code and map amendments that would allow such high density residential subdivisions.
Sincerely Joan Cross

From: Kathy James <katjames425@me.com>
Sent: Saturday, May 1, 2021 5:30 PM
To: PDS comments
Subject: Skagit County's 2021 Docket of Proposed Policy, Code, and Map Amendments

PLEASE Vote NO on allowing Fully Contained Communities in Skagit County.

Dear Commissioners:

The Avalon fully contained Community Proposal is inconsistent and in conflict with the Skagit County Countywide Planning Policies (CPPs) which have been mutually agreed to by Skagit County and local municipalities to sustainably manage growth and to 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 is violation of the 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 a the Envision Skagit 2060 Citizen Committee Final Recommendations. Please vote no on docketing this proposal.

Please think long and hard before voting on this issue as the impact could be devastating to Skagit County and the folks who live here. We are proud of our community and want to preserve it as much as possible. Please Vote NO o this issue.
Sincerely,

Kathy James
19638 Snowden Lane
Mt Vernon, WA 98274

From: Jane Molinari <janemolinari2015@gmail.com>
Sent: Saturday, May 1, 2021 5:25 PM
To: Commissioners
Subject: Vote NO on allowing Fully Contained Communities in Skagit County.

Dear Commissioners,

My subject line should say it all but it doesn't. The last thing this county needs is more housing or people. We definitely don't need or want another 8,000 plus people or the housing and pollution that comes with them. Voting yes on this project would be a betrayal of the current population. Most of us moved here a generation or more ago to escape this kind of rampant sprawl. It's a step towards destroying everything we love about the Skagit Valley.
Our community does not need or want continuous growth and building. We came here for the peace, quiet and space. Locals stay home during the Tulip festival for a reason.
If you continue to allow these fully contained communities to encroach on our environment you bring us more problems than solutions. You destroy our home.
There is such a thing as too much. It's okay to say we have enough. It's more than okay to work with what we have.
We are paying attention. We will pay attention to how you vote and it will affect hoe we vote next election.
Vote NO on allowing fully contained communities. Vote NO on sprawl and protect the home we love.

Sincerely,

Jane Molinari
Mount Vernon resident and informed registered voter

From: Anne Elkins <rustyanne1@yahoo.com>
Sent: Saturday, May 1, 2021 4:57 PM
To: Commissioners
Subject: Skagit County's 2021 Docket of Proposed Policy, Code, and Map Amendments (1)

Dear Commissioners:

The Avalon fully contained Community Proposal is inconsistent and in conflict with the Skagit County Countywide Planning Policies (CPPs) which have been mutually agreed to by Skagit County and local municipalities to sustainably manage growth and to 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 is violation of the 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 concerned about increased traffic from this project, as well as "opening the door" for more projects in the future. Skagit County is special. Please don't turn it into just another ugly bedroom community like so many other places are becoming.

Please do not allow this proposal to go through—let's keep Skagit County beautiful.

Anne Elkins
2006 N Ave
Anacortes, WA 98221

From: Nancy Brown <nancypriscillabrown@gmail.com>
Sent: Saturday, May 1, 2021 4:43 PM
To: PDS comments
Subject: Skagit County's 2021 Docket of Proposed Policy, Code, and Map Amendments

> Dear Commissioners Janicki, Wesen and Browning - I do not think that this is a wise use of this kind of land. In dealing with the issue of homelessness, I have heard a few people say that the reason why there's a shortage of housing is because we're preserving too much farmland. I think that is completely untrue & is used as a bit of a tag line to promote development.
> I grew up living in Edmonds & working near Lynnwood & watched it get developed to the point that I hated returning to that area because I had to drive through a completely commercialized area with no character whatsoever, very little preservation of trees, greenery or wildlife habitat & a traffic mess. It worked out well for developers & this proposal would work out very well for developers financially, but, it is not about preserving the character of the Valley & it is not about increasing low income, affordable housing.
> Farming is one of the main bases of the Skagit community and the farmland is some of the richest in the world. It needs to be preserved to preserve this community. You can preserve farmland and still find urban areas in which to place housing. I completely agree with Skagitionians for the Preservation of Farmland (SPF).
> It's always good to look to the entities who have to raise money to do some good for the Valley as opposed to listening to those who stand to make money on the proposal. Developers are likely putting alot of pressure on you as Commissioners & maybe landowners in that area to be open to this kind of development because those developers stand to gain financially. We saw this same thing happen when Puget Power was all set to put a Nuclear Power Plant on Bacus Hill in Sedro Woolley & when the developer paved over farmland to put in the Skagit Valley Mall.
> This idea doesn't even support the idea of Agri-tourism because many tourists come to this area because of the beauty of the farmland & the preservation of a lifestyle. If tourists wanted to see malls, chain stores, a series of fast food restaurants, traffic jams, stoplights, etc., they would stay where they are in Lynnwood, Fife, Tacoma, Auburn, Seattle or wherever else from which they travel. People also like travelling to Skagit and Whatcome County because they can be on a major freeway and still enjoy the beauty of trees, forests and farmland. A Development such as this goes against all of that. S.P.F. has been raising money for decades to try & preserve one of the best things about Skagit Valley and they have always had the interest of this community in mind.
> Please do not support this Fully Supported Community idea.
> Thank you,
> Nancy Brown

From: Gnarlboro Swenson <gnarlboro@gmail.com>
Sent: Saturday, May 1, 2021 3:40 PM
To: PDS comments
Subject: Skagit County's 2021 docket of proposed policy, code, and map amendments

To whom it may concern,

I am a resident of Burlington who owns property on Kelleher rd. I am writing in regards to the subdivision or "Fully Contained Community" that is proposed near Avalon golf course. I have lived on Kelleher rd for 5 years now and during that time I have witnessed multitudes of drunk drivers crash into these ditches, we are witness to drivers speeding on these farm roads in excess of 70+ miles per hour on a road with a 45mph limit day and night. I watch The local farmers scoop trash from these ditches multiple times a year to clear up for the water drainage to prevent aerial flooding. There has also been the recent homeless encampment that appeared on Kelleher across from the humane society, adding more trash, dumping on the roadside, and crime in the area (multiple vehicle prowls and resident break-ins). Adding more traffic, people, trash and pollution to these farmlands will have a significant negative impact on the nearby Samish watershed and the land the farmers work so hard to maintain. Adding 8,500 residents traveling this road will only devastatingly increase these issues. I ask that you vote NO to this proposed mega subdivision and NO on allowing "fully contained communities" for the sake of this farmland and the farmers and residents in Skagit County. Thank you for your time.

Very Respectfully,
Laura M. Anderson
20990 Kelleher rd
Burlington, WA 98233

From: KRISTINA STRINGER <STINASTRING@msn.com>
Sent: Saturday, May 1, 2021 3:34 PM
To: PDS comments
Subject: vote NO on allowing Fully Contained Communities in Skagit County

The impact this construction would have in Skagit Valley would be devastating! The traffic, congestion, destroying our farm land, etc….. this is exactly what has destroyed south Puget sound and the rural communities of Enumclaw, Puyallup, Black Diamond, Bonnie Lake, Maple Valley, etc. The farm land is disappearing at an alarming rate in trade for homes and massive traffic. It's disgusting. And there is no such thing as a "Fully Contained Community". Just look what has happened in Tacoma with the Point Ruston development!

Kristina Stringer
13470 Sullivan Road
Bow, WA 98232
253-312-1546
stinastring@msn.com

Sent from Mail for Windows 10

From: Dianne Gardner <little_dg_2@live.com>
Sent: Saturday, May 1, 2021 3:09 PM
To: psdcomments@co.skagit.wa.us
Subject: Re: Skagit County's 2021 Docket of proposed Policy, Code, and Map Amendments

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From: Dianne Gardner <little_dg_2@live.com>
Sent: Saturday, May 1, 2021 3:01 PM
To: psdcomments@co.skagit.wa.us <psdcomments@co.skagit.wa.us>
Subject: Skagit County's 2021 Docket of proposed Policy, Code, and Map Amendments

Dear Commissioners:

The Avalon fully contained Community proposal is inconsistent with the Skagit County Countrywide Planning Policies which have been mutually agreed to by Skagit County and Local municipalities to sustainably manage growth and to direct all urban growth into EXSISTING 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 is violation of the 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 PLEASE PLEASE vote NO

Thank you so much for voting NO

Dianne Gardner
1015 Raby Lane
Sedro Woolley, WA 98284

From: Kathy Griffis <kathymay2006@yahoo.ca>
Sent: Saturday, May 1, 2021 2:51 PM
To: Commissioners
Subject: No to Sprawl (4)

To: Ron Wesen, Peter Browning, Lisa Janicki;

Corporate developers are seeking to build a new community in Skagit County, and are petitioning the Board of County Commissioners to construct a mega subdivision known as a Fully Contained Community (FCC) just 3 miles north of the City of Burlington. ALL of the county's Comprehensive Planning Documents that have been adopted with public participation for the last 32 years have said NO to Sprawl. The project proponents would crowd 8,500 people into only 585 acres of buildable land within 1,244 total acres of the project site.
Please vote NO to this subdivision.
Sincerely,
Bob and Kathy Griffis
423 Umatilla Drive,
LaConner, WA
98257

From: Craig Henriksen <henriksencraig@yahoo.com>
Sent: Saturday, May 1, 2021 2:52 PM
To: Commissioners
Subject: Sprawl (1)

Please say no to theSprawl

Sent from Yahoo Mail for iPhone

From: Christine Kohnert <ckohnert@hotmail.com>
Sent: Saturday, May 1, 2021 2:49 PM
To: PDS comments
Subject: Docket LR 20-04

Skagit County Commissioners

To the Commissioners:

Please consider this letter as the comments of the Skagit county residents indicated below related to the docketing decision on the proposed actions in LR 20-04, the request of Skagit Partners LLC for amendments to the Countywide Planning Policies (CPPs), the Comprehensive Plan (CP) and the County's Development Regulations (DRs).

We are writing to urge the County Commissioners to decline to docket LR20-04 for consideration in 2021 for the following reasons:

I. **SCC 14.08 does not allow consideration of proposed amendments to the CPPs in the docketing process.**

The Comprehensive Plan Policy or Development Regulation Amendment Suggestion submitted by Skagit Partners LLC proposes amendments to the Countywide Planning Policies (CPPs). The process for docketing Comprehensive Plan amendment requests, set out in Ch. 14.08 SCC, does not include amendments to the Countywide Planning Policies. SCC 14.08 by its own terms is limited to: requests for comprehensive plan amendments; comprehensive plan map amendments; rezones permitted by an existing Comprehensive map designation; and amendments to the development regulations. SCC 14.08.020(2). The petition of Skagit Partners seeks to amend the Countywide Planning Policies through the docketing process. This is an impermissible use of the docketing process and no proposed amendments to the CPPs should be docketed.

II. **Removing the CPP amendment requests does not make the proposal subject to consideration on this year's docket because the proposed amendments to the Comprehensive Plan and Development Regulations violate the CPPs.**

The Skagit County Countywide Planning Policies do not allow Fully Contained Communities (FCCs). The CPPs expressly provide that 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. (emphasis added)

The CPPs then list the UGAs in Skagit County: Anacortes, Bayview Ridge, Burlington, Concrete, Hamilton, La Conner, Lyman, Mount Vernon, Sedro-Woolley and Swinomish. No additional UGAs are permitted under the CPPs. A fully contained community is an urban growth area. RCW 36.70A.350. Under the CPPs, a new urban growth area is not an allowed use. The proposal to create one should not be docketed for consideration because at this time it would make an impermissible change to the Comprehensive Plan.

III. **Comprehensive Plans must comply with the CPPs.**

The Countywide Planning Policies is the guiding document for the Skagit County Comprehensive Plan and the Comprehensive Plan must comply with the CPPs. This is set out in the CPPs:

i. These countywide planning policies shall be the foundation for the Skagit County Comprehensive Plan.

ii. All Elements of the Comprehensive Plan, including maps and procedures, shall comply with these policies. Amendments to the other components of the comprehensive plan shall conform to these policies.

The County Commissioners are not empowered to change the Comprehensive Plan in violation of the adopted Countywide Planning Policies. Therefore, this is not the appropriate time to consider the comprehensive plan and development regulations amendments proposed by Skagit Partners. The docketing recommendation for considering LR20-04 in 2021 should not be adopted.

IV. **Docketing LR 20-04 at this time would be poor policy.**

A. There is not time for robust public participation.

The proposal of Skagit Partners involves a major change to life in Skagit county. Creating an urban growth center for thousands of residents outside of any city or town and placing it in a rural area fundamentally impacts transportation, new urban levels of service, the rural character of the county, and drainage onto downstream agricultural lands, to name just a few. The public is not widely aware of this potential change and it will take time to mount a major outreach campaign so that public opinion can be heard. To make that effort even more difficult, we are still under pandemic conditions. The time to garner public opinion on such a far-reaching proposal is not now.

B. The County must coordinate planning for urban growth with the cities and towns.

There must be time for thorough consultation with the cities and towns in Skagit. The cities and towns are parties to the CPPs and also use them to plan for their own futures. For example, the City of Mount Vernon used the CPP population allocations that the Skagit Partners proposal seeks to overturn as the basis of its 2016 Buildable Lands Analysis. Cities and towns have been reducing their lot size requirements to allow for more residential infill, in reliance on the CPPs. Joint planning with the cities and towns is required by the GMA. RCW 36.70A.210. Taking unilateral action would violate the GMA.

C. Time and resources are needed to fully evaluate the potential consequences of an FCC and the new public spending it will require.

There are many potential major ramifications to the proposal for FCCs. We need to explore them fully, especially since the vesting proposal means any applications submitted under the FCC designation are vested to those regulations in effect when the changes are adopted - which means those regulations cannot be undone for those applications. Ever.

Instead of rushing consideration of the FCC proposal to occur this year, it should be considered at the time of (or following) the CP update, when all the resources necessary to making such a momentous decision can be pulled together. The 2007 CP update process took two years, allowing for thorough consideration of all the potential ramifications.

Further, a UGA proposal (which is what the FCC proposal amounts to) should be submitted by the jurisdiction that will have to make it work. The urban levels of service that a new UGA will have to provide are the responsibility of the jurisdiction in which the UGA is located. That means the county will have to provide urban levels of law enforcement services, fire protection and drainage, not to mention water and sewer services, regardless of whether there is a "development agreement" to do that. Some of these additional costs are built into the rationale for this proposal. For example, it calls for "transit-oriented" development. That means it must be served by transit – but who will provide that? It is difficult to think of a time when public transit paid for itself. Will that not be another taxpayer cost?

D. **A large-scale new UGA is not likely to solve the housing affordability dilemma.**

Housing affordability is definitely a major concern in our county. However, a new UGA is not the only, nor the best, solution for more housing. Is it better to have 8 story apartment buildings in the heart of the countryside or rented ADUs of modest size on rural lots, sharing utility services with the main house? The County has successfully implemented rural ADU regulations but that means those new housing units count as growth in the rural areas. Taking rural lands and re-naming them as urban is still converting rural lands to urban uses. We need to continue Skagit-sized solutions. We can do better than FCCs.

In this proposal, the need for affordable housing is argued without a true commitment to providing meaningful amounts of low to moderate income housing. After all, what is a "mix" of housing types? How much "affordable housing" would be included and who will build it? Even less certain, how will affordable rental housing be provided? It may be an allowable use, but who will see that such ownership and management is provided?

Moreover we should be aware that there is nothing to prevent the creation of a huge commuter enclave for the many Seattle workers being squeezed out of the Seattle housing market, workers who command higher salaries than local people. Who will actually benefit, besides the current land-owners? What keeps the housing from being purchased by investors – real estate investment firms, foreign investors, owners of second, third or fourth homes?

E. **Changing the allowable uses on some rural property is itself spending public resources**

Zoning and land use restrictions are imposed by local government for the public good. They should only be changed for the public good as well. In this case, a private corporation seeks to benefit from changing the uses on rural land it owns (or controls). All other rural landowners will be held to the current restrictions so we must ask: Is this a good use of a public resource that we, as a whole, have earned?

No matter what "could" be done with an FCC, once it is an allowed use, any plan that fits within the parameters of an FCC is allowable. As a consequence, we must be very careful with the choice to turn over precious land resources, especially to a private entity whose mission is not creation of affordable housing. Despite the arguments being made in this proposal, no one can be compelled to build what is allowed – providing for 8 story apartment buildings does not mean anyone will build them, let alone manage and maintain them, for example. The "maybes" and "it is possibles" do not amount to enforceable promises. Instead we must ask: how will we know if this proposal for large scale residential development in the Skagit countryside will actually benefit the public? Pavement is forever; development rights vest at the time of the accepted application. This decision is too big to rush.

We urge you to decline to consider the Skagit Partners' proposal LR20-04 on the 2021 docket.

Very truly yours,

Christine Kohnert
1502 Bernice Street
Mount Vernon WA 98274

From: Nancy Brown <nancypriscillabrown@gmail.com>
Sent: Saturday, May 1, 2021 2:24 PM
To: Commissioners
Subject: Fully Supported Community Developer Idea

Dear Commissioners Janicki, Wesen and Browning - I do not think that this is a wise use of this kind of land. In dealing with the issue of homelessness, I have heard a few people say that the reason why there's a shortage of housing is because we're preserving too much farmland. I think that is completely untrue & is used as a bit of a tag line to promote development.

I grew up living in Edmonds & working near Lynnwood & watched it get developed to the point that I hated returning to that area because I had to drive through a completely commercialized area with no character whatsoever, very little preservation of trees, greenery or wildlife habitat & a traffic mess. It worked out well for developers & this proposal would work out very well for developers financially, but, it is not about preserving the character of the Valley & it is not about increasing low income, affordable housing.

Farming is one of the main bases of the Skagit community and the farmland is some of the richest in the world. It needs to be preserved to preserve this community. You can preserve farmland and still find urban areas in which to place housing. I completely agree with Skagitionians for the Preservation of Farmland (SPF).

It's always good to look to the entities who have to raise money to do some good for the Valley as opposed to listening to those who stand to make money on the proposal. Developers are likely putting alot of pressure on you as Commissioners & maybe landowners in that area to be open to this kind of development because those developers stand to gain financially. We saw this same thing happen when Puget Power was all set to put a Nuclear Power Plant on Bacus Hill in Sedro Woolley & when the developer paved over farmland to put in the Skagit Valley Mall.

This idea doesn't even support the idea of Agri-tourism because many tourists come to this area because of the beauty of the farmland & the preservation of a lifestyle. If tourists wanted to see malls, chain stores, a series of fast food restaurants, traffic jams, stoplights, etc., they would stay where they are in Lynnwood, Fife, Tacoma, Auburn, Seattle or wherever else from which they travel. People also like travelling to Skagit and Whatcome County because they can be on a major freeway and still enjoy the beauty of trees, forests and farmland. A Development such as this goes against all of that. S.P.F. has been raising money for decades to try & preserve one of the best things about Skagit Valley and they have always had the interest of this community in mind.

Please do not support this Fully Supported Community idea.

Thank you,

Nancy Brown

From: Suzanne Norman <wjsuzanne@icloud.com>
Sent: Saturday, May 1, 2021 2:22 PM
To: Commissioners
Subject: Mega subdivision

Skagit County Commissioners
Ron Wesson
Peter Browning
Lisa Jenicki

We're saying "NO" to corporate developers seeking to build a new community north of Burlington.
All of the comprehensive planning documents that have been adopted with public participation for the past 32 years have said a resounding "NO" to sprawl!!
This would be a tragic mistake.
We pray you would consider the consequences of such a project.

Vote "NO"

Thank you
Suzanne Norman

Sent from my iPhone

From: Warren Keuffel <wkeuffel@gmail.com>
Sent: Saturday, May 1, 2021 2:09 PM
To: PDS comments
Subject: Skagit County's 2021 Docket of Proposed Policy, Code, and Map Amendments

Dear Commissioners:

The Avalon fully contained Community Proposal is inconsistent and in conflict with the Skagit County Countywide Planning Policies (CPPs) which have been mutually agreed to by Skagit County and local municipalities to sustainably manage growth and to 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 is violation of the 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.

Warren Keuffel

1004 Commercial Ave. #465

Anacortes, WA 98221

From: froghollow sisna.com <froghollow@sisna.com>
Sent: Saturday, May 1, 2021 1:38 PM
To: Commissioners
Subject: Proposed massive development

Dear Commissioners,

NO on allowing Fully Contained Communities in Skagit County. We live here because of the lack of sprawl and is a wonderful place to raise kids and to live without without massive crowds and traffic jams. Farmland, open spaces, and wildlife are one of the joys of being a resident of Skagit County. Please keep it that way!

Eugene Kiver
4210 Tyler Way
Anacortes, WA
98221

From: pgypsy@wavecable.com
Sent: Saturday, May 1, 2021 1:34 PM
To: PDS comments
Subject: "Skagit County's 2021 Docket of Proposed Policy, Code, and Map Amendments"

My name is Peter Haase and I live in Bow. My comments regarding the proposed fully contained community idea are these:

1. The "argument" that *"because the cities are not keeping up with housing-needs, then the county must"* seems wrong. There is plenty of space in many of our cities urban growth areas for more housing – just now there is a big development in Burlington across from Fred Meyer that is using space reclaimed from old buildings. And there are more of that available as casual drive-arounds can see. In addition, the county already has more that it's "share" of housing (as prescribed in the Growth Management Act) and should hold the line now until cities catch up. Otherwise, what is the point of the Growth Management Act?

2. Just up the lane from me is a new house being built in Rural Reserve land. More than an acre of mature Douglas firs ('00s of them) were cut and the land denuded to clear space. Because this property is outside of any NPDES Municipal Stormwater permit area, that can be done. And the same is true in almost all county land, and so what would prevent that in the proposed area or any others??? Many have worked hard to strengthen the stormwater management rules to use all possible Low Impact Development practices and eliminate any stormwater runoff and preserve habitat. This kind of proposal just seems to "thumb it's nose" at those efforts not to mention the Puget Sound Wide efforts for "No Net Loss" of habitat.

3. I and many others regularly respond to the call to get out and plant trees for carbon sequestration. The trees are always very small and will take 50 or more years to do their job. All of the ones I have personally planted in the past 10 years do not yet equal the loss of carbon sequestrattion from those Firs cut down up my lane.

I hope the Commission and Commissioners give this proposal a thorough review and not allow it unless it can be a model for proper application of the Growth Management Act and the Puget Sound-wide need for "No Net Loss" of habitat.

Peter Haase 14951 Benson Hgts Pl Bow 98232

From: blair@wavecable.com
Sent: Saturday, May 1, 2021 1:21 PM
To: Commissioners
Subject: Avalon fully contained Community Proposal (3)

Dear Commissioners:

The Avalon fully contained Community Proposal is inconsistent and in conflict with the Skagit County Countywide Planning Policies (CPPs) which have been mutually agreed to by Skagit County and local municipalities to sustainably manage growth and to 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 is violation of the 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,
-Rick Blair
8957 District Line Rd

From: John <jhurd@qsoup.net>
Sent: Saturday, May 1, 2021 1:11 PM
To: Commissioners
Subject: Please Vote No on Proposed Avalon Fully Contained Community (FCC)

Dear Commissioners --

As a third generation Skagit Valley resident (and my son and his family add two more generations), I am asking you to vote "No" on the proposed Avalon FCC.

This is a terrible idea for our valley. The volume of traffic and the impact on infrastructure would be horrible.

We do not need mega-communuties profiting meg-corporations here. That is not our valley. Please respect county-wide planning that keeps growth in the urban growth areas.

Let's keep the unique character of the Skagit Valley that we all love.

John Hurd

--
PGP ID: 0xF7BAAD68

From: John <jhurd@qsoup.net>
Sent: Saturday, May 1, 2021 1:06 PM
To: PDS comments
Subject: Skagit County's 2021 Docket of Proposed Policy, Code, and Map Amendments

Please vote "No" on the proposed Avalon FCC.

This is a terrible idea for our valley. The volume of traffic and the impact on infrastructure would be horrible.

We do not need mega-communuties profiting meg-corporations here. That is not our valley.

John Hurd

--
PGP ID: 0xF7BAAD68

From: jan gordon <janimals000@gmail.com>
Sent: Saturday, May 1, 2021 1:04 PM
To: Commissioners
Subject: avalon fcc

this is a definite no. this goes against all the planning for years, this will not benefit residents and we dont want it, it will create congestion, raise property taxes, does not have infrastructure, will draw people from seattle and more expenisve places, this needs a longer comment period, everyone i know is 100% opposed
jan gordon
16544 colony rd
bow wa 98232

From: Kristian Booker <kristianbooker8@gmail.com>
Sent: Saturday, May 1, 2021 12:52 PM
To: Commissioners
Subject: NO SPRAWL

We vote NO to sprawl

From: Konrad Kurp <konradn7qcdkurp@gmail.com>
Sent: Saturday, May 1, 2021 12:51 PM
To: Commissioners
Subject: Skagit County's 2021 Docket of Proposed Policy, Code, and Map Amendments

vote NO on allowing "Fully Contained Communities" in Skagit County

We have designated urban growth areas. "Fully contained community" is a misnomer for a developers commercial / for profit project, which depends on the surrounding, greater existing infrastructure, which is insufficient to absorb these towns.
Preserve our Farmland and keep our Forest from getting cut down.
Why is our planning department relegated to reacting to developers proposals, instead of making plans and then inviting ideas, to make the things happen, which we want to see.
This comment is made without detailed knowledge of what you are contemplating, because it did not catch my attention before.
Respectfully submitted by,
Konrad Kurp

From: jan gordon <janimals000@gmail.com>
Sent: Saturday, May 1, 2021 12:47 PM
To: commissioners@county.skagit.wa.us; PDS comments
Subject: avalon development

This is a big no. there should be much longer comment period to get the word. This has been opposed by everyone for years. this will draw people from out of town trying to avoid what this county will become if we allow it. this will ruin skagit county. big NO!
jan gordon
16544 colony rd 98232

From: mccordrv@aol.com
Sent: Saturday, May 1, 2021 12:35 PM
To: commissioners@co.skagit.wa.us <commissioners@co.skagit.wa.us>
Subject: Re: Vote NO ON THE Fully Contained Community just 3 miles of the City of Burlington.

To The Skagit County Board of Commissioners:

Corporate developers-seeking to build a new community in Skagit County-are petitioning the Board of County Commissioners to construct a mega subdivision known as a Fully Contained Community (FCC) just 3 miles north of the City of Burlington.
*ALL of the county's Comprehensive Planning Documents that have been adopted with public participation for the last 32 years have said NO to Sprawl.
*The only public hearing the Board of County Commissioners is holding on this critically important issue is THIS Monday at 10:00 am -buried in with a dozen other proposals.
*The project proponents would crowd 8,500 people into only 585 acres of buildable land within 1,244 total acres of the project site.
THIS would be the highest density development ever in Skagit County history.

I would ask you to vote NO!

Raymond McCord
Skagit County resident and voter

From: Verena Giebels <verenagiebels@gmail.com>
Sent: Saturday, May 1, 2021 12:01 PM
To: PDS comments
Subject: Skagit County's 2021 Docket of Proposed Policy, Code, and Map Amendments (The Avalon fully contained Community Proposal)

Dear Commissioners:

In my opinion the Avalon fully contained Community Proposal is has not been thought through thoroughly and is clearly in conflict with the Skagit County Countywide Planning Policies (CPPs) which have been mutually agreed to by Skagit County and local municipalities to sustainably manage growth and to direct all urban growth into EXISTING Urban Growth Areas.

Such an increase in community numbers will be overwhelming toour infrastructure, being it traffic on I5 and other roadways, hospitals etc. and is counterproductive to the rural character of Skagit. Soon we will have incredible traffic jam situations here as we all know from Seattle. Just try to get off Cook Rd exit any day between 4-6 pm, it is already crazy there.

I URGE YOU TO PLEASE VOTE NO ON DOCKETING THIS PROPOSAL

Thank you,

Verena Giebels

2728 Barrell Springs Rd, Bow, WA 98232

--

Carpe diem!

Verena Giebels, LMT, CCSP, MEd
Massage & Cranio-Sacral Therapy
Systemic Family Constellations
(001) 360 421 6296
1330 S 2nd St, Ste 103, Mt Vernon, WA
www.bodysoulhealing.abmp.com

From: Verena Giebels <verenagiebels@gmail.com>
Sent: Saturday, May 1, 2021 11:57 AM
To: PDS comments
Subject: Please vote NO! on the Avalon Project

Dear Commissioners:

In my opinion the Avalon fully contained Community Proposal is has not been thought through thoroughly and is clearly in conflict with the Skagit County Countywide Planning Policies (CPPs) which have been mutually agreed to by Skagit County and local municipalities to sustainably manage growth and to direct all urban growth into EXISTING Urban Growth Areas.

Such an increase in community numbers will be overwhelming toour infrastructure, being it traffic on I5 and other roadways, hospitals etc. and is counterproductive to the rural character of Skagit. Soon we will have incredible traffic jam situations here as we all know from Seattle. Just try to get off Cook Rd exit any day between 4-6 pm, it is already crazy there.

I URGE YOU TO PLEASE VOTE NO ON DOCKETING THIS PROPOSAL

Thank you,

Verena Giebels

2728 Barrell Springs Rd, Bow, WA 98232

--
Carpe diem!

From: Patrick & Laura <svjustaminute@gmail.com>
Sent: Saturday, May 1, 2021 11:55 AM
To: Commissioners
Subject: The Avalon Community Proposal

Dear Commissioners:

The Avalon fully contained Community Proposal is inconsistent and in conflict with the Skagit County Countywide Planning Policies (CPPs) which have been mutually agreed to by Skagit County and local municipalities to sustainably manage growth and to 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 is violation of the 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.

Patrick Harrigan

From: Linda Thompson <wasabipowder.rocky@gmail.com>
Sent: Saturday, May 1, 2021 11:55 AM
To: Commissioners
Subject: NO

Please vote NO, on the proposed Self Contained development, in Our county, preserve our farmland. Our history , our undeveloped land, is one of the many Beautiful things about shagit Co. Thank you

From: Suzette Richards <suzer1931@gmail.com>
Sent: Saturday, May 1, 2021 11:49 AM
To: Commissioners
Subject: Vote no on fully contained communities

Vote NO on fully contained
Communities in Skagit County

Suzette Richards
Anacortes

From: Boshie Morris <boshie.m@gmail.com>
Sent: Saturday, May 1, 2021 11:48 AM
To: Commissioners
Subject: Avalon property

Please vote no on this high density proposal.
Boshie Morris Anacortes, WA

Sent from my iPad

From: Laura <therexcenter@aol.com>
Sent: Saturday, May 1, 2021 11:37 AM
To: PDS comments
Subject: Please vote no

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 is 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,

Laura Rex

Sent from my iPhone

From: Cheryl Wagner <cheryl@mediatedpeace.com>
Sent: Saturday, May 1, 2021 11:33 AM
To: Commissioners
Subject: NO on fully contained communities with Skagit County

Please keep our farmlands free of development that is too high density. I vote NO on the the proposed development just outside of Burlington

Cheryl Wagner

From: Craig/Rhonda Meyer/Nelson <craigrhonda@gmail.com>
Sent: Saturday, May 1, 2021 11:18 AM
To: PDS comments
Subject: Skagit County's 2021 Docket of Proposed Policy, Code, and Map Amendments

Rhonda Nelson

5209 Parkridge PL
Sedro Woolley WA 98284

Dear Commissioners:

The Avalon fully contained Community Proposal is inconsistent and in conflict with the Skagit County Countywide Planning Policies (CPPs) which have been mutually agreed to by Skagit County and local municipalities to sustainably manage growth and to 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 is violation of the 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 proposal.

From: Jeri Griffin <jerisaki@yahoo.com>
Sent: Saturday, May 1, 2021 11:01 AM
To: PDS comments
Subject: Skagit County's 2021 Docket of Proposed Policy, Code, and Map Amendments

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 is 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 help save the valley. Please do not turn this into another urban sprawl area. People love visiting our valley and the outskirts as it gives them a place to go to unwind. PLEASE SAVE OUR VALLEY.

Sincerely,

G. Griffin

From: littlepearl23@gmail.com
Sent: Saturday, May 1, 2021 11:00 AM
To: Commissioners
Subject: Fully contained communities (2)

Dear Skagit County Commissioners,

I am writing this email in an attempt to voice my concerns about Fully Contained Communities (FCC's) being allowed within Skagit County.

Skagit County has always been centered around agriculture and preservation of farm land and also forest and wet lands. As the years go by I have watched our farm lands decrease in size. I have watched our forests be encroached upon. I have watched our wet lands be delineated.

I ask that you vote NO on Fully Contained Communities within Skagit county. I ask that you preserve the "ruralness" of our area and encourage building in ways that add to the infrastructure of our existing cities and towns versus creating entirely new ones.

Perhaps the County can work to develop ways to work with affordable housing developers to create more public water access so that more affordable housing can built. We do need increased housing options in our county but it needs to be affordable, i.e. less than $400,000.00. It seems the biggest hold up in this County for building is related to water access.

Skagit County is largely a rural farming community. It should never become a large city centered around commerce. Let's keep Skagit small! Let's keep Skagit rural!

Vote NO on Fully Contained Communities!

Thank you for your time,
Gretchen Kyle
A local teacher and life long resident
360-420-0421

Sent from my iPhone

From: Debbie Jadwin <djadwin53@gmail.com>
Sent: Saturday, May 1, 2021 10:54 AM
To: PDS comments
Subject: Skagit County's 2021 Docket of Proposed Policy, Code, and Map Amendments

Please please stop this spread and save our farmlands from the subdivisions being considered.

From: Laura H <lauramharrigan@gmail.com>
Sent: Saturday, May 1, 2021 10:46 AM
To: PDS comments
Subject: Skagit County's 2021 Docket of Proposed Policy, Code, and Map Amendments

Dear Commissioners:

Please vote "no" on docketing this proposal!

The Avalon fully contained Community Proposal is inconsistent and in conflict with the Skagit County Countywide Planning Policies (CPPs) which have been mutually agreed to by Skagit County and local municipalities to sustainably manage growth and to 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 is violation of the 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.

Laura Harrigan

From: par <par416266@comcast.net>
Sent: Saturday, May 1, 2021 10:21 AM
To: PDS comments
Subject: FW:

Sent from Mail for Windows 10

From: par416266@comcast.net
Sent: Saturday, May 1, 2021 10:07 AM
To: pdscomments@co.skagit.wa.us
Subject:

No sprawl/ Vote no to allowing Fully Contained Communities in Skagit County

Sent from Mail for Windows 10
Please vote no on this purposal. It would ruin our way of life in our beautiful Skagit Valley!! There is already too much traffic in our valley!!
So please vote no too this purposal!!

Thank you very much
Jerry Nogle
16266 Par 4 Lane
Burlington, Wa 98233

From: Lesley Frenz <lesleyfrenz@gmail.com>
Sent: Saturday, May 1, 2021 10:18 AM
To: PDS comments
Subject: Skagit County's 2021 Docket of Proposed Policy, Code, and Map Amendments

Dear Commissioners:

The Avalon fully contained Community Proposal is inconsistent and in conflict with the Skagit County Countywide Planning Policies (CPPs) which have been mutually agreed to by Skagit County and local municipalities to sustainably manage growth and to 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 is violation of the 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,
Lesley Frenz
Resident of Mount Vernon, WA

From: Kelly Elder <kelder539@hotmail.com>
Sent: Saturday, May 1, 2021 10:03 AM
To: Commissioners
Subject: Just say no to urban sprawl.

I am voicing my opinion on something that is coming before the board meeting on Monday (moving quickly before the public becomes aware).
I think that the new subdivision north of burlington to too dense and not adequately thought out.
There would be many secondary ramifications including affecting farmlands, higher taxes to pay for road expansions, etc. Not to mention the highest density living space in the county. Please take the opinion of the public that you serve before voting on this issue and vote NO.
Sent from my T-Mobile 4G LTE Device
Get Outlook for Android
Kelly Elder
Sedro-Woolley

From: Ries Niemi <rniemi@fidalgo.net>
Sent: Saturday, May 1, 2021 9:51 AM
To: Commissioners
Subject: Fully Contained Communities

To Whom it May Concern:

As a long time Skagit County resident, rural property owner, and taxpayer, I am 100% AGAINST allowing “Fully Contained Communities” in Skagit County.

They allow private developers to dictate planning and policy to cities, the county, and school districts, ignoring the wishes of voters, and the work of professional planners.

The only reason these Communities will be sited where they are would be because a Developer got a good price on land, and will profit.

They dont advance the planning goals, the needs, or the standard of living in the County.

Please do not approve this measure.

Ries Niemi
Industrial Artist
www.riesniemi.com

From: Lisa Engebretson <lcengebretson@gmail.com>
Sent: Saturday, May 1, 2021 9:45 AM
To: PDS comments
Subject: Avalon vote

Dear Commissioners:

The Avalon fully contained Community Proposal is inconsistent and in conflict with the Skagit County Countywide Planning Policies (CPPs) which have been mutually agreed to by Skagit County and local municipalities to sustainably manage growth and to 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 is violation of the 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,

Lisa Engebretson & Charlie Anderson

Bow, WA

Sent from Lisa's iPhone

From: Mark Sommers <marksommerstwo@gmail.com>
Sent: Saturday, May 1, 2021 9:43 AM
To: Commissioners
Subject: No to sprawl

Dear Commissioners:

The Avalon fully contained Community Proposal is inconsistent and in conflict with the Skagit County Countywide Planning Policies (CPPs) which have been mutually agreed to by Skagit County and local municipalities to sustainably manage growth and to 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 is violation of the 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: Mitch Wayman <mwayman@wavecable.com>
Sent: Saturday, May 1, 2021 9:37 AM
To: Commissioners
Subject: NO on allowing Fully Contained Communities in Skagit County

Dear Commissioners:

The Avalon fully contained Community Proposal is inconsistent and in conflict with the Skagit County Countywide Planning Policies (CPPs) which have been mutually agreed to by Skagit County and local municipalities to sustainably manage growth and to 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 is violation of the 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,

Mitch Wayman
mwayman@wavecable.com

From: Beckie Sitton <beckiesitton@gmail.com>
Sent: Saturday, May 1, 2021 9:32 AM
To: PDS comments
Subject: Skagit County's 2021Docket of Proposed police, code, and map amendments

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 is 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.

As a property owner very near where this community is proposed I can tell you that it would affect safety, enjoyment, and peace in this area significantly. I live and own outside city limits because I chose not to be in an environment that resembles city or urban or suburban living in any way. Please say no to the Avalon proposal for me! Thank you.

Rebecca and Jeremy Sitton
18712 Fishermans Loop
Burlington, WA 98233

From: vonpres@gmail.com
Sent: Saturday, May 1, 2021 9:28 AM
To: Commissioners
Subject: Avalon FCC

Hello Commissioners,

I have extensive experience with FCC communities in King and Pierce Counties, there they are called Master Planned Communities. If planned correctly and the density and product types are correct these can be an asset and not a burden to the existing community.
I have reviewed the proposed plan.
I feel there is too much density proposed for this community for the acreage available .
Right now there is not the local infrastructure to handle the vehicle trips this will eventually produce. Extensive road upgrades will be needed and the developer must be required to bear the entire cost of those.
It is imperative to take more time , have community meetings and require the developer to disclose every detail.
Lea von Pressentin , Bow WA .

Sent from Mail for Windows 10

From: Lisa Hamilton <lkhamilton32@gmail.com>
Sent: Saturday, May 1, 2021 9:28 AM
To: Commissioners
Subject: FCC (2)

Dear Board of Commissioners,

PLEASE vote NO on the proposal of the Fully Contained Community in Skagit County. This would be detrimental in so many ways.

Thank you.

From: neamccord@aol.com
Sent: Saturday, May 1, 2021 9:09 AM
To: Commissioners
Subject: Fwd: Vote NO ON THE Fully Contained Community just 3 miles of the City of Burlington.

Dear Skagit County Board of Commissioners:

Corporate developers-seeking to build a new community in Skagit County-are petitioning the Board of County Commissioners to construct a mega subdivision known as a Fully Contained Community (FCC) just 3 miles north of the City of Burlington.
*ALL of the county's Comprehensive Planning Documents that have been adopted with public participation for the last 32 years have said NO to Sprawl.
*The only public hearing the Board of County Commissioners is holding on this critically important issue is THIS Monday at 10:00 am -buried in with a dozen other proposals.
*The project proponents would crowd 8,500 people into only 585 acres of buildable land within 1,244 total acres of the project site.
THIS would be the highest density development ever in Skagit County history.

I would ask you to vote NO!

Linnea McCord
Skagit County resident and voter

From: Mark DuBois <mailstop1949@gmail.com>
Sent: Saturday, May 1, 2021 9:02 AM
To: Commissioners
Subject: Proposed FCC subdivision north of Burlington.

Attention **Ron Wesen 360-416-1301**
Peter Browning 360-416-1302
Lisa Janicki 360-416-1303

Although the proposed project is touted as a Fully Contained Community, it will not truly be fully contained. It doesn't include adequate commercial, retail, health services and other infrastructure to fully support the population density.The project proponents would crowd 8,500 people into only 585 acres of buildable land within 1,244 total acres of the project site.
THIS would be the highest density development ever in Skagit County history. There would be many secondary ramifications including affecting farmlands, higher taxes to pay for road expansions, etc.ALL of the county's Comprehensive Planning Documents that have been adopted with public participation for the last 32 years have said NO to Sprawl.You must vote NO to this proposal and draw the line on sprawl!

From: neamccord@aol.com
Sent: Saturday, May 1, 2021 9:01 AM
To: Commissioners
Subject: Vote NO ON THE Fully Contained Community just 3 miles of the City of Burlington.

Corporate developers-seeking to build a new community in Skagit County-are petitioning the Board of County Commissioners to construct a mega subdivision known as a Fully Contained Community (FCC) just 3 miles north of the City of Burlington.
*ALL of the county's Comprehensive Planning Documents that have been adopted with public participation for the last 32 years have said NO to Sprawl.
*The only public hearing the Board of County Commissioners is holding on this critically important issue is THIS Monday at 10:00 am -buried in with a dozen other proposals.
*The project proponents would crowd 8,500 people into only 585 acres of buildable land within 1,244 total acres of the project site.
THIS would be the highest density development ever in Skagit County history.

I would ask the Board of County Commissioners to vote NO!

From: Robin Haglund <robin@gardenmentors.com>
Sent: Saturday, May 1, 2021 9:03 AM
To: PDS comments
Cc: Commissioners
Subject: Skagit County's 2021 Docket of Proposed Policy, Code, and Map Amendments

Dear Skagit County Commissioners,

The Avalon fully contained Community Proposal is inconsistent and in conflict with the 2007 Skagit County Countywide Planning Policies (CPPs). These 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 is 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 well, the proposal is inconsistent with the Skagit County's Comprehensive Plan, UGA designation policies and the Envision Skagit 2060 Citizen Committee Final Recommendations.

So, I call on you to please vote no on docketing this proposal.

Sincerely,

Robin Haglund
Skagit County concerned citizen, land & homeowner, tax payer & business owner
11430 Walker Road, Mount Vernon, WA 98273

From: steve bluhm <sbluhm@wavecable.com>
Sent: Saturday, May 1, 2021 8:58 AM
To: Commissioners
Subject: NO to Urban Sprawl

I am opposed to the so-called "self-contained community" suggested for Skagit County north of Burlington.

From: Robin Haglund <robin@gardenmentors.com>
Sent: Saturday, May 1, 2021 9:01 AM
To: PDS comments
Cc: Commissioners
Subject: Skagit County's 2021 Docket of Proposed Policy, Code, and Map Amendments

Dear Skagit County Commissioners,

The Avalon fully contained Community Proposal is inconsistent and in conflict with the 2007 Skagit County Countywide Planning Policies (CPPs). These 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 is 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 well, the proposal is inconsistent with the Skagit County's Comprehensive Plan, UGA designation policies and the Envision Skagit 2060 Citizen Committee Final Recommendations.

So, I call on you to please vote no on docketing this proposal.

Sincerely,

Robin Haglund
Skagit County concerned citizen, land & homeowner, tax payer & business owner

From: Bob Czachor <bczachor@wavecable.com>
Sent: Saturday, May 1, 2021 8:56 AM
To: Commissioners
Subject: NO to mega subdivision known as a Fully Contained Community (FCC) just 3 miles north of the City of Burlington.

Dear Commissioners:

NO to mega subdivision known as a Fully Contained Community (FCC) just 3 miles north of the City of Burlington.

I am a voting citizen of Skagit County and OBJECT to the proposal to build a mega subdivision known as a Fully Contained Community (FCC) just 3 miles north of the City of Burlington. The construction of this will have a devastatingly negative impact on the community. This type of progress is not progress, it ruins surrounding communities by the ancillary affects it inevitably brings.

NO to mega subdivision known as a Fully Contained Community (FCC) just 3 miles north of the City of Burlington.

Yours truly,

Robert F. Czachor
Sedro Woolley

From: Chad Paulsen <chadpaulsen@kw.com>
Sent: Saturday, May 1, 2021 8:50 AM
To: Commissioners
Subject: Yes on the Avalon planned development

Hello,

I know you are all probably being bombarded by emails against the planned community of Avalon but the reality is we need more housing in Skagit County. As it is now our great community is being overrun by people moving from out of the area and if we don't create more housing our children and the hard working people of Skagit County will never be able to afford to own their own home. The planned area is as good of location as you will find to allow growth in the county while trying to minimize the loss of natural habitat and farmland.

Best Regards,

Chad Paulsen

2016 KW Skagit Realtor of the Year
2017 NPSAR Award of Excellence
2018 NPSAR Award of Excellence
2019 NPSAR Award of Excellence
2020 NPSAR Award of Excellence

Keller Williams Western Realty
chadpaulsen@kw.com
360-770-3557

www.chadpaulsen.kwrealty.com

CHAD PAULSEN
KELLER WILLIAMS WESTERN REALTY

From: Jennifer Walter <jennifer.walter@gmail.com>
Sent: Saturday, May 1, 2021 8:44 AM
To: Commissioners
Subject: No on Fully Contained Community

Hello, please consider voting NO on the Fully Contained Community that is being voted on, on Monday 5/3/21.

--
Thank you,

Jennifer Walter

From: John Clark <clark@fidalgo.net>
Sent: Saturday, May 1, 2021 8:42 AM
To: PDS comments
Subject: Skagit County's 2001 docket of proposal policy, Code, and Map amendments for a fully contained community

I say no to the Avalon development! It is to large for our community. The infrastructure can't support all the people, cars, garbage, consumption of water and water run off. The commercial development to support that many people will change our local communities. The need for more police, fire fighters, medical support, utilities, road improvements and many others items will cost us to much.
I ask you to vote no to this development!
John Clark
16239 Field Rd
Bow WA 98232

Sent from my iPhone

From: Rebecca Clark <rmvclark@gmail.com>
Sent: Saturday, May 1, 2021 8:40 AM
To: PDS comments; Commissioners
Subject: Skagit County's 2021 Docket of Proposed Policy, Code, and Map Amendments

Dear Commissioners:

I am writing to strongly object to the proposal to ignore planning policies to enrich one corporate developer, at the expense of the residents of Skagit County.

As you are aware, the proposed project violates the2002 Framework Agreement and is inconsistent and in conflict with the Skagit County Countywide Planning Policies (CPPs) which have been mutually agreed to by Skagit County and local municipalities to sustainably manage growth and to direct 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. 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,
Rebecca Clark
Bow, WA

From: Liz Kooy <willowfox69@gmail.com>
Sent: Saturday, May 1, 2021 8:39 AM
To: PDS comments
Subject: Sprawl/Avalon Community proposal

We would like to amend our prior email concerning the new Avalon Sprawl 2021 community plan. This would be of great detriment to the wonderful area we have here in Samish River Park. We would like to vote an emphatic NO on this sprawl proposal.

Dawn Elizabeth Kooy
Gregory Dale Dahl
7175 Steelhead Ln, Burlington, WA 98233
360-708-2523

From: Nikki Davis <nikkibd2014@gmail.com>
Sent: Saturday, May 1, 2021 8:28 AM
To: PDS comments
Subject: Fwd: Skagit County's 2021 Docket of Proposed Policy, Code, and Map Amendments

My apologies for sending an incomplete message. See below
My concerns include:

Urban Sprawl: There are many existing areas within the existing cities of Skagit County they have gone abandoned, I believe the use of the existing lots/space within the city boundaries would be more beneficial for the community members of Skagit.
Traffic operations: after leaving the so-called fully contained community, there are no proposals to improve the existing roadways to support the added traffic.
Proposed homes will be too costly for the medium income to purchase: Sk. Co. is made up of medium income households, and with the housing availability currently at an all time low and housing costs at an all time high, it is not the need of our community to have more homes that cannot be purchased by the current residents of the county, but rather move more "affluent" residents in. This will push the long time citizens of Skagit County out.
The Existing elected Commissioner's family is directly called out to be a benefactory of industry expansion. This would seem to be a direct conflict of interest if Commissioner Janicki would be allowed to vote on such a matter.
Retail outside of town limits: what sort of retail would be included and is that what Skagit County needs, retail outside of the existing town limits when there are many areas within the city not in use.
Environmental: Run off of the neighborhood would directly affect the Samish Watershed

I would like to ask the Skagit County Board of Commission to reconsider approving this proposal as it has a much greater negative impact than it does good for the County.

Thank you for your time.
Nikki Davis
7188 Steelhead Lane
Burlington WA 98233

---------- Forwarded message ---------
From: **Nikki Davis** <nikkibd2014@gmail.com>
Date: Sat, May 1, 2021 at 8:13 AM
Subject: Skagit County's 2021 Docket of Proposed Policy, Code, and Map Amendments
To: <pdscomments@co.skagit.wa.us>

Dear Skagit County Board of Commission -

I am a property owner within the Samish River Park community and have great concern for the Avalon fully contained Community Proposal. The existing proposal is inconsistent and conflicts with the Skagit County Urban Growth Management Act.

My concerns include:

From: John Clark <clark@fidalgo.net>
Sent: Saturday, May 1, 2021 8:17 AM
To: PDS comments
Subject: Skagit County's 2021 Docker of proposed policy, code, and map amendments

I say no to the Avalon development! It is to large for our community. The infrastructure can't support all the people, cars, garbage, consumption of water and water run off. The commercial development to support that many people will change our local communities. The need for more police, fire fighters, medical support, utilities, road improvements and many others items will cost us to much.
I ask you to vote no to this development!
John Clark

Sent from my iPhone

From: Rita Beitz <rileyb2017@yahoo.com>
Sent: Saturday, May 1, 2021 8:01 AM
To: Commissioners
Subject: We the people have rights

Attention County Commissioners

As a citizen of Arlington in the state of Washington I have seen so many housing developments go up that has not only caused congestion, but higher rates of crime. As a home owner, I am offended by this kind of growth ruining not only the landscape, but effecting the housing market in a negative way.

These kinds of development do nothing good for the community and just invite more problems. Arlington is an example of what happens when previously productive and prosperous communities are defiled by too many low income housing.

We work hard and can see what a devastating effect this has on our community. We paid dearly for our property, had open areas for farming and vast areas for sustainable livestock. When these buildings and developments go in, this only causes the destruction of the natural graising practices.

There are many facets to these problems, but all of them are destructive. I am a person who pays taxes and am outraged by the greed of our present government. Enough is enough. We paid for bigger lots and the freedoms and benefits that go along with this. And we are not getting what we paid for as we watch our neighborhoods go down the tubes because of greedy developers and greedy politicians.

Shame on all of you that are getting paid to keep your mouths shut, slip this legislation through the cracks, and also ones who do not give a dam!

There are still areas in this state worthy of building homes and having land to farm and enjoy. We would appreciate keeping what we have.

I pray that your conscience will go high above all the carrots that greed provides. For it is your childrens' future you should be concerned about. As this kind of development just ruins their chances of enjoying their lives.

Outraged and have had enough. Arlington is getting to look like a slum!

Stop it now.
Rita Beitz

Sent from my iPad

From: Briana G <brianajoy2010@gmail.com>
Sent: Saturday, May 1, 2021 7:56 AM
To: Commissioners
Subject: Proposed development north of Burlington

Hi,
I heard something about a proposed development a few miles north of Burlington, with the intent of developing over 500 acres.

I thought our county was committed to keeping the County as farmland, and not add more pressure to our water infrastructure. At a time when current residents cannot add small, secondary dwellings on their existing property, how can the county consider adding a new, dense development so close to Burlington? Shouldn't the focus be on developing the existing cities rather than creating new ones?

Please don't allow a new large-scale development project to start. It will destroy the small-town community we have had for so long.

Thanks,
Briana and Derek Gulas

From: Mandy Moon <mandy.moonr4@gmail.com>
Sent: Saturday, May 1, 2021 7:54 AM
To: Commissioners
Subject: Sprawl

Say NO to Sprawl!

From: givaroo@frontier.com
Sent: Saturday, May 1, 2021 7:39 AM
To: Commissioners
Subject: Vote NO on Fully Contained Community

Please vote NO to the high-density community being discussed. We do not have the infrastructure to support this, neither do we want to change the rural nature of Skagit County.

Sincerely,

Kelly Givens
360-724-7344

From: thomas dales <tdales86@yahoo.com>
Sent: Saturday, May 1, 2021 7:30 AM
To: Commissioners
Subject: Fully Contained Community

Dear Sirs and Mam;

I urge you to vote NO on the proposed subdivision known as a fully contained community{FCC} north of Burlington.

Thank you.

Thomas Dales
411 Jameson Street, Sedro Woolley
360-540-1553

PS:How long is The temporary order in effect for public meetings? Seems to me City and County governments like hiding behind closed doors.

From: ndobedo@aol.com
Sent: Saturday, May 1, 2021 6:59 AM
To: Commissioners
Subject: Skagit County's 2021 Docket of Proposed Policy, code, and Map Amendments

My wife and I ask The Commissioners to vote NO on this proposed community north of Burlington.

Thank you kindly

Gary and Jenifer Troxel
11471 Earle Dr
Mount Vernon, WA 98273
ndobedo@aol.com

From: Wayne Watne <watne_ws@hotmail.com>
Sent: Saturday, May 1, 2021 6:42 AM
To: Commissioners
Subject: Say NO on Fully Contained Community (FCC)

Hello Commissioners Wesson, Janicki and Browning,

I , Wayne Watne, am writing in my personal capacity and not on behalf of my employer of whom you likely know me through. I am writing for you to say/vote **NO** on the proposed Fully Contained Community (FCC) that is being proposed (again) just north of Burlington.

Quality of life is why I reside in northern Skagit County... I am a fisheries habitat biologist and love the outdoors and environment to be healthy and sustainable and that is a big part of why I chose to live north of Burlington "out in the country" so one might say.

The character and future quality of life in Skagit County rest on decisions such as this... once one such development is allowed others will navigate the system and find their way in. We do not want this to be precedent setting in Skagit County.

Our tax rates are lower than surrounding areas which is attractive for developers and homeowners alike... yet while our tax rates are lower (right now) having large indwelling's of people moving into areas will increase traffic, alter already overloaded roadways and infrastructure and increase crime rates in our area... and public safety would be jeopardized. If this development were allowed, traffic on Cook Road/I-5 and Cook Road/HWY 99 intersections would become more a nightmare than it already has, especially given the increase in train traffic. Already traffic is backed up onto I-5 (northbound) 1/4 to a 1/2 mile in the afternoons even without the impacts of a train, it is worse when a train comes through. This is a huge traffic and public safety issue and will eventually result in a tragic accident when someone heading northbound smacks into this backed up traffic. We simply and safely cannot add to this congestion. Adding to or repairing infrastructure to accommodate such things will increase tax rates and thus lower the benefit of living in Skagit County.

Added to this, traffic would likely also increase on HWY 99 both northbound and southbound. Traffic heading northbound would end up crossing the Samish River bridge which already has load restrictions and has been worked on twice in the past year or two. Finally, that traffic would enter into the already unsafe intersection at HWY 99/Prairie Road. This, as you well know, is the same intersection where the truck traffic is likely to increase significantly in the future with the Gravel mining operations on Grip Road. A traffic Study will need to be conducted for the gravel mine in conjunction with the FCC to fully understand the impacts of the two of these coming together at nearly the same time.

Finally, there have been a lot of recent findings on how water quality from vehicle traffic alone has huge impacts on salmonids, coho most notably. This is mostly from brake dust (copper) and more recently they have discovered that items used in the manufacture of tires is killing salmonids. The section of road north of the Samish Bridge on HWY 99 is a stream adjacent parallel road for several hundred feet. This just happens to be in a critical are for salmonids staging just downstream of the state salmon hatchery weir that is being refurbished as we speak. The Samish River has ESA-listed steelhead in it as well as cutthroat, chinook, coho, chum, pink, sockeye, and dolly varden. With the weir just a few hundred feet upstream all of these species hold for prolonged periods of time prior to being able to pass the weir or be allowed into the hatchery.

Skagit county is NOT the place for a Fully (I question how fully) Contained Community... northern Skagit County does not need to be precedent setting for the rest of the county. Skagit County does not need to look like Snohomish County!

Thank you Commissioners in advance to listening to the people and voters of Skagit County. Say/vote **NO** on the proposed Fully Contained Community (FCC). Skagit County is simply not the place for that.

Wayne Watne Skagit County Taxpayer and Voter

From: bobbi klicpera <jimbobklic@msn.com>
Sent: Saturday, May 1, 2021 6:13 AM
To: Commissioners
Subject: FCC N of Burlington

I've lived at Big Lake for over 25 years and have appreciated the farm community and have just started a farm in Acme. Please keep our community a rural community and farm community. Stop the high density development!!

James Klicpera
18967 W Big Lake Blvd.
Mount Vernon, Wa 98274

Sent from my iPhone

From: Linda Ryan <claminator@gmail.com>
Sent: Saturday, May 1, 2021 6:07 AM
To: Ron Wesen; Commissioners; Peter Browning; Lisa Janicki
Subject: VOTE NO Proposed "Fully Contained Community" in Burlington

I am writing this morning to respectfully ask you to NOT APPROVE this project. The infrastructure to support a project such as this (medical, commercial, retail, ROADS, etc).

This would be the highest density development EVER in Skagit County with 8,500 people crammed into 585 acres out of a 1,244 acre piece of land.

This will do nothing to lower the ever increasing property tax burden on the property owners in Skagit County. Can you guarantee in good conscience that existing property owners will not see an increase due to the infrastructure that will need to be built?

I am writing to you to VOTE NO on this project.

LInda Ryan
La Conner

From: Linda Jennings <lindaj8244@gmail.com>
Sent: Saturday, May 1, 2021 5:55 AM
To: Commissioners
Subject: New Burlington Community

I oppose the building of this high density community north if Burlington. Linda Jennings, Anacortes

From: oczn@juno.com
Sent: Saturday, May 1, 2021 1:07 AM
To: Commissioners
Subject: FCC

To:
Ron Wesen
Peter Browning
Lisa Janicki

We are voicing our strong opposition to the construction of an FCC north of Burlington. We are also very disappointed this meeting has been given little notice with little comment time. What are you doing? Why are you avoiding the public on this? Trust in our government and its doings has not scored well lately. Please don't make it worse. All you have to do is say NO to these developers and whoever else is behind this.

Sincerely,
Ed and Nancy Oczkewicz
LaConner

From: Kory Slaatthaug <norskypapa@gmail.com>
Sent: Monday, May 3, 2021 11:39 PM
To: Commissioners
Subject: Fully Contained Communities in Skagit County

Dear Commissioners,
I have not studied this specific proposal extensively, as I was just informed of this development at a "Free Washington" meeting. I do have some experience regarding land development. Here are some initial observations to consider.
Affordable housing;
These homes will be in the upper price range. The law of supply and demand will allow "affordable housing" to become available. In addition the residents of "starter homes", will move up to more comfortable homes.
Property rights;
Property rights must be held sacred! Government must not tax property as usable, and not allow the taxpayer/owner to us it!
Utilities;
The same amount of usage will occur whether housing is built within the city boundary or in rural areas of Skagit County.
Impact mitigation;
To mitigate the impact on supporting services, ie. Fire, Schools, Police, utilities, etc. bonding should be in place before permitting the development.
Infrastructure;
All road improvements, utilities, and other requirements must be completed before the first occupancy permit is issued.
Late Comer Fees;
Adjacent properties will benefit from the development's requirement to accommodate some future growth. A value added fee should be assessed against identified land, should they be developed within 10 years of the improvement they benefit from. This assessment should expire after that amount of time.
Extra consideration;
Do not allow a Shelter Bay type of situation to occur with this development! NO TAX BECAUSE IT IS NATIVE OWNED!

Sincerely,
Kory Slaatthaug
17612 Valentine Road
Mount Vernon, Washington 98273
(360) 708 2645

From: SHAUN MILLER <smille8536@aol.com>
Sent: Monday, May 3, 2021 11:28 PM
To: PDS comments
Subject: Skagit County's 2021 docket of proposed policy, code and map amendments

Please don't ignore the county wide planning policies that direct urban growth into the existing urban growth areas instead of creating sprawl.
The plan for a new "fully contained" community does not include adequate infrastructure and health services to fully support the population.
"Fully Contained" communities are WRONG for Skagit County.

Thank you,

Colleen O'Brien-Miller
Mount Vernon

Sent from my iPhone

From: SHAUN MILLER <smille8536@aol.com>
Sent: Monday, May 3, 2021 11:18 PM
To: Commissioners
Subject: Vote No!!

Skagit County Commissioners,

We want our voice heard and letting you know that “fully contained” communities are WRONG for Skagit County. The plan does not include adequate infrastructure and health services to fully support the population density.
Don’t ignore the county wide planning policies that direct urban growth into the existing urban growth areas instead of creating sprawl.
VOTE NO on allowing these communities in Skagit County.

Sincerely,

Colleen O’Brien-Miller
Mount Vernon

Sent from my iPhone

From: betsyfoxy@yahoo.com
Sent: Monday, May 3, 2021 10:17 PM
To: PDS comments
Subject: Skagit County's 2021 Docket of Proposed Policy, Code, and Map Amendments

Dear Commissioners:
The Avalon fully contained Community Proposal is inconsistent and in conflict with the Skagit County Countywide Planning Policies (CPPs) which have been mutually agreed to by Skagit County and local municipalities to sustainably manage growth and to 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 is violation of the 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

Betsy & Mike Sauther
Betsy@MikeyBetsy.org
360-201-1050

From: Marnie Pennington <rain.shed22@gmail.com>
Sent: Monday, May 3, 2021 9:28 PM
To: PDS comments
Subject: Re: 2021 Comprehensive Plan Amendments, LR20-04 Fully Contained Community proposal."

I am against this “sprawl development “ project. It flies in conflict with future County planning to utilize existing urban infrastructure, or to protect the quality of our community.
I have notified the Commissioners that this request from one developer should not be given consideration to be docketed

I vote NO
Marnie Pennington
5072 Roney Rd
Bow, WA 98232

Sent from my iPhone

From: Dennis W <dendenmtu@yahoo.com>
Sent: Monday, May 3, 2021 9:16 PM
To: PDS comments
Subject: Skagit County's 2021 Docket of Proposed Policy, Code, and Map Amendments

Dear Commissioners:

The Avalon fully contained Community Proposal is inconsistent and in conflict with the Skagit County Countywide Planning Policies (CPPs) which have been mutually agreed to by Skagit County and local municipalities to sustainably manage growth and to 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 is violation of the 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.

Dennis Ward
4949 Samish Terrace Rd
Bow WA 98232

From: Phil Stahly <pkstahly@gmail.com>
Sent: Monday, May 3, 2021 9:15 PM
To: PDS comments
Subject: Skagit County's 2021 Docket of Proposed Policy, Code, and Map Amendments

Dear Commissioners: The Avalon fully contained Community Proposal is inconsistent and in conflict with the Skagit County Countywide Planning Policies (CPPs) which have been mutually agreed to by Skagit County and local municipalities to sustainably manage growth and to 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 is violation of the 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,

Phil & Kyle Leigh Stahly
725 N 8th St
Mount Vernon WA 98273

From: Phil Stahly <pkstahly@gmail.com>
Sent: Monday, May 3, 2021 9:12 PM
To: Commissioners
Subject: Please **Vote NO** on allowing Fully Contained Communities in Skagit County.

Dear Commissioner,

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

Sincerely,

Philip & Kyle Leigh Stahly
725 N 8th St
Mount Vernon WA 98273

From: Eleven Vexler <11vexler@gmail.com>
Sent: Monday, May 3, 2021 8:45 PM
To: PDS comments
Subject: Re: 2021 Comprehensive Plan Amendments, LR20-04 Fully Contained Community proposal

Good day,
I am writing regarding the proposal to build/ create a fully contained community in the Burlington area. I am in opposition to the plan. I think it will add to urban sprawl. There are lots of places to build up in the already existing cities in Skagit county. Can we try that first?
Also, Skagit has a great feel to it. Skagit is a community in itself. I don't think we should be building exclusive little communities in our county.
Lastly, isn't that natural resource/farmland? Isn't it the county's job to preserve this land? I would like to protect this land.

I hope you will vote against this idea. Thank you for your time.

Eleven Vexler
Mount Vernon resident

From: Anne Fox <atfox262@gmail.com>
Sent: Monday, May 3, 2021 8:44 PM
To: PDS comments
Subject: Skagit County's 2021 Docket of Proposed Policy, Code, and Map Amendments

Dear Commissioners: The Avalon fully contained Community Proposal is inconsistent and in conflict with the Skagit County Countywide Planning Policies (CPPs) which have been mutually agreed to by Skagit County and local municipalities to sustainably manage growth and to 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 is violation of the 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,
Anne T. Fox
13856 Bisquet Ridge Lane
Bow, WA 98232

From: Anne Fox <atfox262@gmail.com>
Sent: Monday, May 3, 2021 8:43 PM
To: Commissioners
Subject: Please **Vote NO* on allowing Fully Contained Communities in Skagit County.

Dear commissioners,

I urge you to vote No on allowing fully contained communities in Skagit County. Please conserve our farmland, open spaces, and lack of crowding. In addition, the area for this planned community does not have the infrastructure (schools, roads, etc) to support a development of this size. Thank you.

Sincerely,
Anne T. Fox
13856 Bisquet Ridge Lane
Bow, WA 98232

From: Norm Conrad <nsconrad@gmail.com>
Sent: Monday, May 3, 2021 8:36 PM
To: PDS comments
Subject: Vote NO on allowing FCCs

Dear Commissioners:

The Avalon fully contained Community Proposal is inconsistent and in conflict with the Skagit County Countywide Planning Policies (CPPs) which have been mutually agreed to by Skagit County and local municipalities to sustainably manage growth and to direct all urban growth into EXISTING Urban Growth Areas. We don't need another townsite whose sole purpose is to make a couple of developers insanely rich.

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 is violation of the 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.

Norm Conrad
Mount Vernon

From: Lori Ledbetter <lemerubu@hotmail.com>
Sent: Monday, May 3, 2021 8:28 PM
To: Commissioners
Subject: PLEASE VOTE NO on allowing Fully Contained communities in Skagit County

Please Vote NO on allowing fully contained communities in Skagit county.

Lori Ledbetter
PO 456
Sedro Woolley, WA 98284

Sent from Mail for Windows 10

From: Lori Ledbetter <lemerubu@hotmail.com>
Sent: Monday, May 3, 2021 8:26 PM
To: PDS comments
Subject: Skagit County's 2021 Docket of proposed Policy, Code, and Map Amendments

Dear Commissioners: The Avalon fully contained Community Proposal is inconsistent and in conflict with the Skagit County Countywide Planning Policies (CPPs) which have been mutually agreed to by Skagit County and local municipalities to sustainably manage growth and to 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 is violation of the 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.

Lori Ledbetter
PO Box 456
Sedro Woolley, WA 98284

From: Marian Givens <mbgivens99@gmail.com>
Sent: Monday, May 3, 2021 8:26 PM
To: Commissioners
Subject: FCC...

Please vote NO on the FCC.

Marian G.

From: chris navy61 <navy61@hotmail.com>
Sent: Monday, May 3, 2021 6:33 PM
To: Commissioners
Subject: Avon Housing

I Don't know why your are even considering a housing project at Avon Golf Course.
The things I see which would cause problems are as follows:

1. It's not a Closed Development as unless they are building a Sep Schooling system it will cost me money.
2. Same goes for fire department and Police.
3. Traffic at cook road is already Crazy and adding 3000 cars is all sorts of stupid
4. Where we getting this water from, I'm sure the Swinomish will be suing.

Please Vote no as it's not a feasible Project.
I know the money has been paid to pad your pockets but hopefully you choose for the right decisison.

Chris Sternick
19999 Butler Creek Lane
Sedro Woolley wa 98284

From: Cameron Berg <cameronlberg@gmail.com>
Sent: Monday, May 3, 2021 6:09 PM
To: PDS comments
Subject: Skagit County's 2021 Docket of Proposed Policy, Code, and Map Amendments

Dear Commissioners:

The Avalon fully contained Community Proposal is inconsistent and in conflict with the Skagit County Countywide Planning Policies (CPPs) which have been mutually agreed to by Skagit County and local municipalities to sustainably manage growth and to 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 is violation of the 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,

Cameron Berg

7273 Cliffside Lane

Sedro-Woolley, WA 98284

From: Cheryl Lewis <chelew2000@yahoo.com>
Sent: Monday, May 3, 2021 6:07 PM
To: PDS comments
Subject: Skagit County's 2021 Docket of Proposed Policy, code and map amendments

"Dear Commissioners:

The Avalon fully contained Community Proposal is inconsistent and in conflict with the Skagit County Countywide Planning Policies (CPPs) which have been mutually agreed to by Skagit County and local municipalities to sustainably manage growth and to 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 is violation of the 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,

Cheryl Lewis

Anacortes, WA

Sent from my iPad

From: Teresa Killion <northernflowers1@gmail.com>
Sent: Monday, May 3, 2021 12:21 PM
To: PDS comments
Subject: Skagit County's 2021 Docket of Proposed Policy, Code & Map Amendments

Dear Commissioners,
Please vote NO on allowing Fully Contained Communities in Skagit County. As a Skagit Valley resident it is of utmost importance to me that any population growth be managed in ways that DO NOT negatively impact our lovely little communities such as increased traffic, more drain on our natural resources, a rapid population increase that could overwhelm our schools, health facilities, police and fire. Skagit County has a long term growth plan and it should be honored. There is a reason why I have chosen to live in Skagit County and NOT in King, Snohomish, Pierce. Thank You, Teresa Killion (Mt. Vernon)
Sent from Mail for Windows 10

From: Mary Kay Gannon <gannonmk@gmail.com>
Sent: Monday, May 3, 2021 6:01 PM
To: PDS comments
Subject: Skagit County's 2021 Docket of Proposed Policy, Code, and Map Amendments

Dear Commissioners:

The Avalon fully contained Community Proposal is inconsistent and in conflict with the Skagit County Countywide Planning Policies (CPPs) which have been mutually agreed to by Skagit County and local municipalities to sustainably manage growth and to 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 is violation of the 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,
Mary K. Gannon
1611 E Kincaid St.
Mount Vernon, WA 98274

From: Paula Shafransky <pshafransky@gmail.com>
Sent: Monday, May 3, 2021 5:35 PM
To: PDS comments
Subject: Skagit County's 2021 Docket of Proposed Policy, Code, and Map Amendments

Dear Commissioners:
The Avalon fully contained Community Proposal is inconsistent and in conflict with the Skagit County Countywide Planning Policies (CPPs) which have been mutually agreed to by Skagit County and local municipalities to sustainably manage growth and to 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 is violation of the 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.

Paula Shafransky
22461 Prairie Road
Sedro Woolley, WA 98284

From: John Sutton <sendjohnmail@gmail.com>
Sent: Monday, May 3, 2021 5:45 PM
To: PDS comments
Subject: Skagit County's 2021 Docket of Proposed Policy, Code, and Map Amendments

Dear Commissioners:

I am writing to urge you to reject the proposal for the Avalon development. Much of what is below is info passed from another source but I couldn't have written it better myself and fully agree that this proposed development is way out of line and goes against SK Countywide planning policies. Please do not support this. It will negatively impact our communities.

The Avalon fully contained Community Proposal is inconsistent and in conflict with the Skagit County Countywide Planning Policies (CPPs) which have been mutually agreed to by Skagit County and local municipalities to sustainably manage growth and to 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 is violation of the 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 Sutton
17183 Colony Rd,
Bow, WA 98232

From: Ryan Dales <dalest@wwu.edu>
Sent: Monday, May 3, 2021 5:37 PM
To: PDS comments
Subject: Vote no to amend planning policies Ryan Dales 21668 Grip Road

County Council Members,

This email is in regard to the article posted on Go Skagit (link below) and the proposed amendment to county planning policies to allow Fully Contained Communities in rural areas. Please vote to no to amending the rules, because a no vote protects the county's environment, and property values.

I know each of you are concerned with how to handle growth within the county, but planting the misnamed fully contained communities is not going to reduce the urban sprawl threatening Skagit county's farm and forest land. Based on the current proposed locations forests and farmland will be paved over increasing damage done in areas starting to recover from prior deforestation. Maintaining current zoning restrictions will minimize negative environmental impact.

According to basic economic principles the planning policies will degrade property values throughout the county, through increased supply. Beyond that property values in areas adjacent to FCCs will also degrade. We don't need a Kendall or Glenn haven in Skagit county. Those are Whatcom county examples of FCCs, at least that is how they were marketed to the Whatcom county council. Those locations are sources of crime, pollution, and a drain on that county's resources. Those combined negative impacts keep property values low, and have done nothing to reduce urban sprawl or road congestion for our neighbors to the north. The same will happen in Skagit County unless the county council votes no.

I don't like to say no without proposing a solution, and the solution here is indicated in the article. The cities are not developing in a way to meet population requirements per state law, so sue the cities for the violations. Hold them accountable for their respective inaction. Force them to build up instead of out, this protecting farm and forest land in the county. Please vote no on amending the county planning policies.

Regards,

Ryan Dales
21668 Grip Road
Sedro-Woolley, WA 98284

https://www.goskagit.com/news/local_news/county-may-again-consider-fully-contained-communities/article_c82dd75b-7282-519f-83fc-c35a289f6176.html

From: Paula Shafransky <pshafransky@gmail.com>
Sent: Monday, May 3, 2021 5:33 PM
To: Commissioners
Subject: Please *Vote NO* on allowing Fully Contained Communities in Skagit County...

I am writing to ask you to vote NO on allowing Fully Contained Communities in Skagit County.

Paula Shafransky
22461 Prairie Road
Sedro Woolley, WA 98284

From: Don Jewell <donjewell1935@gmail.com>
Sent: Monday, May 3, 2021 5:31 PM
To: PDS comments
Subject: Skagit County's 2021 Docket of Proposed Policy, Code, and Map Amendments

Dear Commissioners:

The Avalon fully contained Community Proposal is inconsistent and in conflict with the Skagit County Countywide Planning Policies (CPPs) which have been mutually agreed to by Skagit County and local municipalities to sustainably manage growth and to 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 is violation of the 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.

Don C. Jewell

3065 Butler Creek Rd.

Sedro Woolley, WA 98284

From: Barbara Tuttle <musictuttle@gmail.com>
Sent: Monday, May 3, 2021 5:28 PM
To: PDS comments
Subject: Skagit County's 2021 Docket of Proposed Policy, Code, and Map Amendments

Dear Commissioners:
I am strongly opposed to the proposed Avalon fully contained Community Proposal
This project would go against existing county planning policies, which have been agreed to by county and local municipalities to manage growth. Those policies direct that all urban growth should be in existing urban growth areas.
The proposal is also inconsistent with Skagit County's Comprehensive Plan, UGA designation policies and the Envision Skagit 2060 Citizen Committee Final Recommendations.
Skagit County has a great reputation for protecting its farmland and this proposal would undermine years of work to keep agricultural land from being used for development.
I ask that you vote no on docketing this proposal.
Thank you,
Barbara Tuttle
502 E. Washington St.
Mount Vernon, WA 98274

From: Ann Jewell <annjewell1940@gmail.com>
Sent: Monday, May 3, 2021 5:26 PM
To: PDS comments
Subject: Skagit County's 2021 Docket of Proposed Policy, Code, and Map Amendments

Dear Commissioners:

The Avalon fully contained Community Proposal is inconsistent and in conflict with the Skagit County Countywide Planning Policies (CPPs) which have been mutually agreed to by Skagit County and local municipalities to sustainably manage growth and to 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 is violation of the 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.

Ann Jewell

3065 Butler Creek Rd.

Sedro Woolley, WA 98284

From: Norma Shainin <nabys@me.com>
Sent: Monday, May 3, 2021 5:25 PM
To: PDS comments
Subject: Skagit County's 2021 Docket of Proposed Policy, Code, and Map Amendments

Dear Commissioners,
The proposed Avalon fully contained community proposal is in conflict with the Skagit County Countywide Planning Policies which have been agreed to by Skagit County and local municipalities to manage growth and to direct all urban growth into Existing urban growth areas. Moving ahead with docketing this proposal is violation of the County Wide planning policies and the 2002 Framework Agreement between Skagit County, the cities of Anacortes and Sedro-Woolley and the town of LaConner.
The proposal is also inconsistent with 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.
Norma and Peter Shainin
13140 Josh Wilson Rd
Mount Vernon, WA 98273

Sent from my iPad

From: Mike Doughty <mikedoughty68@yahoo.com>
Sent: Monday, May 3, 2021 5:13 PM
To: Commissioners
Subject: FCC..

To whom it may concern

I am reading about the proposed FCC being considered north of Burlington. on behalf of myself and my family living in the area, i would ask that you please vote 'NO' to allowing FCC's in Skagit County.

thank you

From: Norma Shainin <nabys@me.com>
Sent: Monday, May 3, 2021 5:02 PM
To: Commissioners
Subject: NO to fully contained communities in Skagit

Dear Commissioners,
Please vote NO to allowing fully contained communities in Skagit County. The decision to limit urban sprawl was decided long ago and you should honor that commitment to this predominantly agriculturally based community.

Norma and Peter Shainin
13140 Josh Wilson Rd
Mount Vernon, WA 98273
Sent from my iPad

From: Edwyna Spiegel <eluenanmi4@gmail.com>
Sent: Monday, May 3, 2021 4:54 PM
To: Commissioners
Subject: fully contained communities on farmland

As a former Urban and Regional Planner for Skagit County who worked on the first Growth Management Act, I am totally against allowing Avalon being built on open farmland. This is unbelievable! I read two commissioners are now favoring this development, but it's still against everything our GMA was intended to do.

Respectfully,

Edwyna Spiegel, MA, MUP

From: Addie Candib <acandib@farmland.org>
Sent: Monday, May 3, 2021 4:50 PM
To: PDS comments
Subject: Skagit County's 2021 Docket of Proposed Policy, Code, and Map Amendments

Dear Skagit County Planning and Development Services Staff:

On behalf of American Farmland Trust and our Pacific Northwest Program, I'm writing to express opposition to the proposed Avalon Fully Contained Community proposal.

Not only would the Avalon proposal convert existing open space and agricultural land, it would have an outsized and negative impact on the farm businesses and farm community in nearby areas. First of all, the unprecedented levels of traffic that would ensue from this project would create expensive delays for farm businesses that rely on time-sensitive deliveries, and would make moving farm equipment on public roads extremely difficult and dangerous. It is well documented that as housing density increases in rural communities, farmers experience increased challenges with traffic, trash in their fields which damages equipment, and costly disputes with neighbors.

All this amounts to something we call, "shadow conversion." As farmers see the land around them being converted to development, they stop being able to see a future for themselves in agriculture. They become increasingly tempted to get out of farming and sell their land.

Agriculture is integral to the economy and communities of Skagit County. Please protect Skagit's agricultural heritage and vote no on docketing the Avalon proposal.

Thank you for your time and consideration.

Sincerely,
Addie Candib

Addie Candib
Pacific Northwest Regional Director
she/her/hers

Phone: +1 3607262658
Email: acandib@farmland.org
Website: www.farmland.org

Join the Farming Is Our Future campaign today!

From: Addie Candib <acandib@farmland.org>
Sent: Monday, May 3, 2021 4:47 PM
To: Commissioners
Subject: Vote No on Fully Contained Communities..

Dear Commissioners:

On behalf of American Farmland Trust and our Pacific Northwest Program, I'm writing to express opposition to the proposed Avalon Fully Contained Community proposal.

Not only would the Avalon proposal convert existing open space and agricultural land, it would have an outsized and negative impact on the farm businesses and farm community in nearby areas. First of all, the unprecedented levels of traffic that would ensue from this project would create expensive delays for farm businesses that rely on time-sensitive deliveries, and would make moving farm equipment on public roads extremely difficult and dangerous. It is well documented that as housing density increases in rural communities, farmers experience increased challenges with traffic, trash in their fields which damages equipment, and costly disputes with neighbors.

All this amounts to something we call, "shadow conversion." As farmers see the land around them being converted to development, they stop being able to see a future for themselves in agriculture. They become increasingly tempted to get out of farming and sell their land.

Agriculture is integral to the economy and communities of Skagit County. Please protect Skagit's agricultural heritage and vote no on docketing the Avalon proposal.

Thank you for your time and consideration.

Sincerely,
Addie Candib

Addie Candib
Pacific Northwest Regional Director
she/her/hers

Phone: +1 3607262658
Email: acandib@farmland.org
Website: www.farmland.org

Join the Farming Is Our Future campaign today!

From: Debbie Youngquist <dyoungquist@gmail.com>
Sent: Monday, May 3, 2021 4:39 PM
To: Commissioners
Subject: Vote no on Fully Contained Community`

Dear Commissioners,

Please support the rural nature of our beautiful Skagit Valley by voting no to the proposed fully contained community that developers want to put in just north of Burlington. This development is not going to be self-contained. The residents will be shopping and using medical services, and enjoying recreational opportunities in the valley. We don't need the Seattle traffic troubles to swamp us up here.

I lived overseas in truly contained neighborhoods, where everything I needed was within a few blocks either direction from my house - grocery stores, pharmacies, restaurants, butcher shop, and even a bike shop. I was within a short walking distance to my doctor and to my work place. It was truly a neighborhood way of life. What is being proposed for Skagit County is just a developer's ploy to pack as many people in a single area as they possibly can.

Please do not approve this development.

Sincerely,

Debbie Youngquist
19580 Ridgewood Dr,
Mt Vernon, WA 98274

From: zingalls2@frontier.com
Sent: Monday, May 3, 2021 4:29 PM
To: PDS comments
Subject: Decline to docket LR20-04 please

Skagit County Commissioners

To the Commissioners:

Please consider this letter as the comments of the Skagit county residents indicated below related to the docketing decision on the proposed actions in LR 20-04, the request of Skagit Partners LLC for amendments to the Countywide Planning Policies (CPPs), the Comprehensive Plan (CP) and the County's Development Regulations (DRs).

We are writing to urge the County Commissioners to decline to docket LR20-04 for consideration in 2021 for the following reasons:

I. SCC 14.08 does not allow consideration of proposed amendments to the CPPs in the docketing process.

The Comprehensive Plan Policy or Development Regulation Amendment Suggestion submitted by Skagit Partners LLC proposes amendments to the Countywide Planning Policies (CPPs).[1] The process for docketing Comprehensive Plan amendment requests, set out in Ch. 14.08 SCC, does not include amendments to the Countywide Planning Policies. SCC 14.08 by its own terms is limited to: requests for comprehensive plan amendments; comprehensive plan map amendments; rezones permitted by an existing Comprehensive map designation; and amendments to the development regulations. SCC 14.08.020(2). The petition of Skagit Partners seeks to amend the Countywide Planning Policies through the docketing process. This is an impermissible use of the docketing process and no proposed amendments to the CPPs should be docketed.

II. Removing the CPP amendment requests does not make the proposal subject to consideration on this year's docket because the proposed amendments to the Comprehensive Plan and Development Regulations violate the CPPs.

The Skagit County Countywide Planning Policies do not allow Fully Contained Communities (FCCs). The CPPs expressly provide that 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.[2] (emphasis added)

The CPPs then list the UGAs in Skagit County: Anacortes, Bayview Ridge, Burlington, Concrete, Hamilton, La Conner, Lyman, Mount Vernon, Sedro-Woolley and Swinomish. No additional UGAs are permitted under the CPPs. A fully contained community is an urban growth area. RCW 36.70A.350. Under the CPPs, a new urban growth area is not an allowed use. The proposal to create one should not be docketed for consideration because at this time it would make an impermissible change to the Comprehensive Plan.

III. Comprehensive Plans must comply with the CPPs.

The Countywide Planning Policies is the guiding document for the Skagit County Comprehensive Plan and the Comprehensive Plan must comply with the CPPs. This is set out in the CPPs:

i. These countywide planning policies shall be the foundation for the Skagit County Comprehensive Plan.

ii. All Elements of the Comprehensive Plan, including maps and procedures, shall comply with these policies. Amendments to the other components of the comprehensive plan shall conform to these policies.[3]

The County Commissioners are not empowered to change the Comprehensive Plan in violation of the adopted Countywide Planning Policies. Therefore, this is not the appropriate time to consider the comprehensive plan and development regulations amendments proposed by Skagit Partners. The docketing recommendation for considering LR20-04 in 2021 should not be adopted.

IV. **Docketing LR 20-04 at this time would be poor policy.**

A. There is not time for robust public participation.

The proposal of Skagit Partners involves a major change to life in Skagit county. Creating an urban growth center for thousands of residents outside of any city or town and placing it in a rural area fundamentally impacts transportation, new urban levels of service, the rural character of the county, and drainage onto downstream agricultural lands, to name just a few. The public is not widely aware of this potential change and it will take time to mount a major outreach campaign so that public opinion can be heard. To make that effort even more difficult, we are still under pandemic conditions. The time to garner public opinion on such a far-reaching proposal is not now.

B. The County must coordinate planning for urban growth with the cities and towns.

There must be time for thorough consultation with the cities and towns in Skagit. The cities and towns are parties to the CPPs and also use them to plan for their own futures. For example, the City of Mount Vernon used the CPP population allocations that the Skagit Partners proposal seeks to overturn as the basis of its 2016 Buildable Lands Analysis. Cities and towns have been reducing their lot size requirements to allow for more residential infill, in reliance on the CPPs. Joint planning with the cities and towns is required by the GMA. RCW 36.70A.210. The taking unilateral action would violate the GMA.

C. Time and resources are needed to fully evaluate the potential consequences of an FCC and the new public spending it will require.

There are many potential major ramifications to the proposal for FCCs. We need to explore them fully, especially since the vesting proposal means any applications submitted under the FCC designation are vested to those regulations in effect when the changes are adopted - which means those regulations cannot be undone for those applications. Ever.

Instead of rushing consideration of the FCC proposal to occur this year, it should be considered at the time of (or following) the CP update, when all the resources necessary to making such a momentous decision can be pulled together. The 2007 CP update process took two years, allowing for thorough consideration of all the potential ramifications.

Further, a UGA proposal (which is what the FCC proposal amounts to) should be submitted by the jurisdiction that will have to make it work.[4] The urban levels of service that a new UGA will have to provide are the responsibility of the jurisdiction in which the UGA is located. That means the county will have to provide urban levels of law enforcement services, fire protection and drainage, not to mention water and sewer services, regardless of whether there is a "development agreement" to do that.[5] Some of these additional costs are built into the rationale for this proposal. For example, it calls for "transit-oriented"

development. That means it must be served by transit – but who will provide that? It is difficult to think of a time when public transit paid for itself. Will that not be another taxpayer cost?

D. **A large-scale new UGA is not likely to solve the housing affordability dilemma.**

Housing affordability is definitely a major concern in our county. However, a new UGA is not the only, nor the best, solution for more housing. Is it better to have 8 story apartment buildings in the heart of the countryside or rented ADUs of modest size on rural lots, sharing utility services with the main house? The County has successfully implemented rural ADU regulations but that means those new housing units count as growth in the rural areas. Taking rural lands and re-naming them as urban is still converting rural lands to urban uses. We need to continue Skagit-sized solutions. We can do better than FCCs.

In this proposal, the need for affordable housing is argued without a true commitment to providing meaningful amounts of low to moderate income housing. After all, what is a "mix" of housing types? How much "affordable housing" would be included and who will build it? Even less certain, how will affordable rental housing be provided? It may be an allowable use, but who will see that such ownership and management is provided?

Moreover we should be aware that there is nothing to prevent the creation of a huge commuter enclave for the many Seattle workers being squeezed out of the Seattle housing market, workers who command higher salaries than local people. Who will actually benefit, besides the current land-owners? What keeps the housing from being purchased by investors – real estate investment firms, foreign investors, owners of second, third or fourth homes?

E. **Changing the allowable uses on some rural property is itself spending public resources**

Zoning and land use restrictions are imposed by local government for the public good. They should only be changed for the public good as well. In this case, a private corporation seeks to benefit from changing the uses on rural land it owns (or controls). All other rural landowners will be held to the current restrictions so we must ask: Is this a good use of a public resource that we, as a whole, have earned?

No matter what "could" be done with an FCC, once it is an allowed use, any plan that fits within the parameters of an FCC is allowable. As a consequence, we must be very careful with the choice to turn over precious land resources, especially to a private entity whose mission is not creation of affordable housing. Despite the arguments being made in this proposal, no one can be compelled to build what is allowed – providing for 8 story apartment buildings does not mean anyone will build them, let alone manage and maintain them, for example. The "maybes" and "it is possibles" do not amount to enforceable promises. Instead we must ask: how will we know if this proposal for large scale residential development in the Skagit countryside will actually benefit the public? Pavement is forever; development rights vest at the time of the accepted application. This decision is too big to rush.

We urge you to decline to consider the Skagit Partners' proposal LR20-04 on the 2021 docket.

Very truly yours,

Jane Zillig
Paul Ingalls
24238 Alexander St.
Sedro Woolley, WA 98284

[1]Proposal Description (1)
[2]CPP 1.1
[3]Skagit County Countywide Planning Policies (i) and (ii)
[4]SCC 14.08.030(1)(b) implicitly acknowledges this by requiring proposals for CP amendments regarding UGAs to be brought by the responsible jurisdiction.
[5]Corporations come and go. Governments may be left with the fall-out.

From: Alberta Finley <a.finley2@icloud.com>
Sent: Monday, May 3, 2021 4:28 PM
To: PDS comments
Subject: Skagit county's 2021 docket of propose policy code and map agreements

May 4, 2021

Dear County Commissioners,

Please keep the county land permits to growth management agreements,The Avalon fully contained Community proposal is inconsistent with Skagit county planning policies and Skagit County Comprehensive Plan.

Please vote no on docketing this proposal.

Alberta Finley
1210 17th St 5B
Anacortes WA 98221

From: Dave Luchi <daverose1979@hotmail.com>
Sent: Monday, May 3, 2021 4:26 PM
To: PDS comments
Subject: Skagit County's docket of proposed policy 2021

Is it true there's a proposal to build a development out by Avalon Golf course that will be less than one home per 5 acre tracts/ or even one acre tracts? How is that even being considered?
We have a 5 acre piece near here so does that mean we can break it into smaller lots in the future if this goes through?
Rose Luchi

Sent from my iPhone

From: Denise Rousseau <dmrousse@gmail.com>
Sent: Monday, May 3, 2021 4:25 PM
To: Commissioners
Subject: Skagit County's 2021 Docket of Proposed Policy, Code and Map Amendments

Dear Commissioners,
Please vote NO on allowing fully contained communities in Skagit County and say NO to urban sprawl. Let us preserve the special place that Skagit County is.
Respectfully,
Denise Rousseau
Anacortes WA

Sent from my iPhone

From: Denise Rousseau <dmrousse@gmail.com>
Sent: Monday, May 3, 2021 4:19 PM
To: PDS comments
Subject: Skagit County's 2021 Docket of Proposed Policy, Code, and Map Ammendments

Dear Sirs and Madams, please vote NO on the proposal to build a Fully Contained Community in Skagit County. Vote NO to urban sprawl.
The Skagit County's Growth Management Steering Committee has consistently said no to discarding 32 years of planning for one developer. Please preserve our spaces and vote NO to this proposal.
Respectfully,
Denise Rousseau

Sent from my iPhone

From: Wayne Watne <watne_ws@hotmail.com>
Sent: Monday, May 3, 2021 4:14 PM
To: Commissioners
Subject: Say NO on Fully Contained Community (FCC). (3)

Hello once again,

I did want to once again let you know that this is inappropriate for Skagit County... I thank you for listening and look forward to seeing this petition pulled from consideration in our community... We are Skagit County.... it is not a place, it is a way of life!

The deal we sign when purchasing homes states that we accept that there are farming tractors, sells, traffic inconveniences due to farming equipment being on the roads... I am fine with Old Man Dalstead riding his tractor up Old 99 but am not fine waiting in traffic heading east on Cook Road at 7:00 AM and having to wait 15 minutes to get to I-5... that is not what I signed as part of my real estate transaction.

We The People are watching and We The People are not pleased.

Thank you once again,

Wayne Watne
Voter, Taxpayer and Citizen of Skagit County

From: Wayne Watne <watne_ws@hotmail.com>
Sent: Saturday, May 1, 2021 6:42 AM
To: commissioners@co.skagit.wa.us <commissioners@co.skagit.wa.us>
Subject: Say NO on Fully Contained Community (FCC)

Hello Commissioners Wesson, Janicki and Browning,

I , Wayne Watne, am writing in my personal capacity and not on behalf of my employer of whom you likely know me through. I am writing for you to say/vote **NO** on the proposed Fully Contained Community (FCC) that is being proposed (again) just north of Burlington.

Quality of life is why I reside in northern Skagit County... I am a fisheries habitat biologist and love the outdoors and environment to be healthy and sustainable and that is a big part of why I chose to live north of Burlington "out in the country" so one might say.

The character and future quality of life in Skagit County rest on decisions such as this... once one such development is allowed others will navigate the system and find their way in. We do not want this to be precedent setting in Skagit County.

Our tax rates are lower than surrounding areas which is attractive for developers and homeowners alike... yet while our tax rates are lower (right now) having large indwelling's of people moving into areas will increase traffic, alter already overloaded roadways and infrastructure and increase crime rates in our area... and public safety would be jeopardized. If this development were allowed, traffic on Cook Road/I-5 and Cook Road/HWY

99 intersections would become more a nightmare than it already has, especially given the increase in train traffic. Already traffic is backed up onto I-5 (northbound) 1/4 to a 1/2 mile in the afternoons even without the impacts of a train, it is worse when a train comes through. This is a huge traffic and public safety issue and will eventually result in a tragic accident when someone heading northbound smacks into this backed up traffic. We simply and safely cannot add to this congestion. Adding to or repairing infrastructure to accommodate such things will increase tax rates and thus lower the benefit of living in Skagit County.

Added to this, traffic would likely also increase on HWY 99 both northbound and southbound. Traffic heading northbound would end up crossing the Samish River bridge which already has load restrictions and has been worked on twice in the past year or two. Finally, that traffic would enter into the already unsafe intersection at HWY 99/Prairie Road. This, as you well know, is the same intersection where the truck traffic is likely to increase significantly in the future with the Gravel mining operations on Grip Road. A traffic Study will need to be conducted for the gravel mine in conjunction with the FCC to fully understand the impacts of the two of these coming together at nearly the same time.

Finally, there have been a lot of recent findings on how water quality from vehicle traffic alone has huge impacts on salmonids, coho most notably. This is mostly from brake dust (copper) and more recently they have discovered that items used in the manufacture of tires is killing salmonids. The section of road north of the Samish Bridge on HWY 99 is a stream adjacent parallel road for several hundred feet. This just happens to be in a critical are for salmonids staging just downstream of the state salmon hatchery weir that is being refurbished as we speak. The Samish River has ESA-listed steelhead in it as well as cutthroat, chinook, coho, chum, pink, sockeye, and dolly varden. With the weir just a few hundred feet upstream all of these species hold for prolonged periods of time prior to being able to pass the weir or be allowed into the hatchery.

Skagit county is NOT the place for a Fully (I question how fully) Contained Community... northern Skagit County does not need to be precedent setting for the rest of the county. Skagit County does not need to look like Snohomish County!

Thank you Commissioners in advance to listening to the people and voters of Skagit County. Say/vote **NO** on the proposed Fully Contained Community (FCC). Skagit County is simply not the place for that.

Wayne Watne Skagit County Taxpayer and Voter

From: Vanessa Knutzen <vanessa_knutzen@yahoo.com>
Sent: Monday, May 3, 2021 3:59 PM
To: PDS comments
Subject: Skagit County's 2021 Docket of Proposed Policy, Code, and Map Amendments

Dear Commissioners:

The Avalon fully contained Community Proposal is inconsistent and in conflict with the Skagit County Countywide Planning Policies (CPPs) which have been mutually agreed to by Skagit County and local municipalities to sustainably manage growth and to 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 is violation of the 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,
Vanessa Dales
21668 Grip Rd
Sedro Woolley, WA 98284

Sent from Yahoo Mail for iPhone

From: Vanessa Knutzen <vanessa_knutzen@yahoo.com>
Sent: Monday, May 3, 2021 3:57 PM
To: Commissioners
Subject: Please *Vote NO* on allowing Fully Contained Communities in Skagit County. (2)

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

Thank you,
Vanessa Dales
21668 Grip Rd
Sedro Woolley, WA 98284

Sent from Yahoo Mail for iPhone

From: kwalker98233 <kwalker98233@gmail.com>
Sent: Monday, May 3, 2021 3:56 PM
To: Commissioners; PDS comments
Subject: Skagit County's 2021 Docket of Proposed Policy, Code, and Map Amendments (8)

Dear Commissioners:

The Avalon fully contained Community Proposal is inconsistent and in conflict with the Skagit County Countywide Planning Policies (CPPs) which have been mutually agreed to by Skagit County and local municipalities to sustainably manage growth and to 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 is violation of the 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

Kelly Case

15466 Sunset Ln

Mount Vernon, WA

98273

From: kwalker98233 <kwalker98233@gmail.com>
Sent: Monday, May 3, 2021 3:56 PM
To: Commissioners; PDS comments
Subject: Skagit County's 2021 Docket of Proposed Policy, Code, and Map Amendments

Dear Commissioners:

The Avalon fully contained Community Proposal is inconsistent and in conflict with the Skagit County Countywide Planning Policies (CPPs) which have been mutually agreed to by Skagit County and local municipalities to sustainably manage growth and to 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 is violation of the 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

Kelly Case

15466 Sunset Ln

Mount Vernon, WA

98273

From: KAC Dodge <kacdodge@gmail.com>
Sent: Monday, May 3, 2021 3:40 PM
To: Commissioners
Subject: Re: Vote NO to Urban sprawl

Including my name and address to my message:

4918 Robinwood Ln
Bow, WA 98232

Kimberly Dodge

From: KAC Dodge <kacdodge@gmail.com>
Sent: Monday, May 3, 2021 11:21 AM
To: commissioners@co.skagit.wa.us
Subject: Vote NO to Urban sprawl

Dear Commissioners:

Do not allow urban sprawl. The environmental impacts to out county would endanger the local wildlife and impact the natural beauty that is being lost by this kind of action

The Avalon fully contained Community Proposal is inconsistent and in conflict with the Skagit County Countywide Planning Policies (CPPs) which have been mutually agreed to by Skagit County and local municipalities to sustainably manage growth and to 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 is violation of the 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 just don't want it we purposely left utban areas to get away from the traffic congestion, sound pollution, stress if living amongst too many people, road rage when the roads and highways cannot support the volume of people, impact on crime and the list goes on. Say NO! Please!!!!

Kimberly Dodge

From: Deborah Loveitt <lovehertzy@yahoo.com>
Sent: Monday, May 3, 2021 3:24 PM
To: PDS comments
Subject: Skagit County's 2021 Docket of Proposed Policy, Code, and Map Amendments. Say no.

Dear Commissioners:

The Avalon fully contained Community Proposal is inconsistent and in conflict with the Skagit County Countywide Planning Policies (CPPs) which have been mutually agreed to by Skagit County and local municipalities to sustainably manage growth and to 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 is violation of the 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.

Deborah Loveitt and Richard Hertzberg
9928 Sea Crest Lane
Bow, WA

From: Jessica Williams <jess.fernleaf@gmail.com>
Sent: Monday, May 3, 2021 3:12 PM
To: PDS comments
Subject: Skagit County's 2021 Docket of Proposed Policy, Code, and Map Amendments

Dear Commissioners:

The Avalon fully contained Community Proposal is inconsistent and in conflict with the Skagit County Countywide Planning Policies (CPPs) which have been mutually agreed to by Skagit County and local municipalities to sustainably manage growth and to 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 is violation of the 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,

Jessica Williams
4649 Lois Lane, Sedro-Woolley WA 98284

--
~Jessica Williams
jess.fernleaf@gmail.com
(425) 275-3149

From: Jessica Williams <jess.fernleaf@gmail.com>
Sent: Monday, May 3, 2021 3:09 PM
To: Commissioners
Subject: Please *Vote NO* on allowing Fully Contained Communities in Skagit County. (3)

Commissioners,

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

Jessica Williams
4649 Lois Ln, Sedro-Woolley, WA 98284

--
~Jessica Williams
jess.fernleaf@gmail.com
(425) 275-3149

From: Matt and Jenni Malyon <mattandjenni@hotmail.com>
Sent: Monday, May 3, 2021 3:15 PM
To: PDS comments
Subject: Skagit County's 2021 Docket of Proposed Policy, Code, and Map Amendments

Dear Commissioners:

The Avalon fully contained Community Proposal is inconsistent and in conflict with the Skagit County Countywide Planning Policies (CPPs) which have been mutually agreed to by Skagit County and local municipalities to sustainably manage growth and to 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 is violation of the 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,

Matt and Jenni Malyon
Mount Vernon

-

From: BARBARA CHEYNEY <bjcncbl@comcast.net>
Sent: Monday, May 3, 2021 3:12 PM
To: Commissioners
Subject: Skagit County's 2021 Docket of Proposed Policy, Code, and Map Amendments (5)

Dear Skagit County Commissioners,
Please vote NO on the proposal for a fully contained community in Skagit County. The proposal would create a disaster in traffic, government, and services.
Barbara Cheyney

From: heather wildenberg <rhrafting@hotmail.com>
Sent: Monday, May 3, 2021 2:47 PM
To: Commissioners
Subject: Vote NO.

Vote NO on allowing Fully Contained Communities in Skagit County.

Heather Wildenberg
14393 Road Runner Ln
Burlington, WA 98233

Sent from my iPhone

From: Mike Kurtz <mikekurtz@comcast.net>
Sent: Monday, May 3, 2021 2:40 PM
To: PDS comments
Subject: Skagit County's 2021 Docket of Proposed Policy, Code and Map Amendments

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 is 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.

Mike Kurtz
4090 Edith Pt. Rd.
Anacortes, WA 98221

From: Robyn Jones <rjone81@gmail.com>
Sent: Monday, May 3, 2021 2:28 PM
To: PDS comments
Subject: Skagit County's 2021 Docket of Proposed Policy, Code, and Map Amendments

Dear Commissioners:

The Avalon fully contained Community Proposal is inconsistent and in conflict with the Skagit County Countywide Planning Policies (CPPs) which have been mutually agreed to by Skagit County and local municipalities to sustainably manage growth and to 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 is violation of the 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,
Robyn Jones
1038 Burlington Heights Drive
Burlington, WA 98233

From: Andrew Cline <acline@live.com>
Sent: Monday, May 3, 2021 2:23 PM
To: PDS comments
Subject: Vote NO on allowing FCC's in Skagit

Dear Commissioners: The Avalon fully contained Community Proposal is inconsistent and in conflict with the Skagit County Countywide Planning Policies (CPPs) which have been mutually agreed to by Skagit County and local municipalities to sustainably manage growth and to 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 is violation of the 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.

Signed, Andrew Cline, 5032 Roney Rd, Bow, WA 98232

From: Peter Voorhees <pvoorhees4@gmail.com>
Sent: Monday, May 3, 2021 1:43 PM
To: Commissioners
Subject: Please say no to FCC

Commissioners,
Please keep our communities intact and don't yield to the allure of FCCs. Please work to keep high density housing to the cities.

Good luck with making this and other critical decisions that hopefully will keep our way of life in the valley intact.

Sincerely,

Peter Voorhees

From: Jere LaFollette <jere.lafollette@gmail.com>
Sent: Monday, May 3, 2021 1:39 PM
To: Commissioners
Subject: Opposition to a proposal for a Mega Development North of Burlington (1)

RE: Opposition to a proposal for a Mega Development North of Burlington

Dear Commissioners,

I understand that a proposal has been put forward to construct a subdivision, described as a "fully contained community," in a rural area approximately three miles north of Burlington. **I would like to express my strong opposition to this proposal or any other efforts to establish residential developments in agricultural or rural areas in violation of long-standing County planning policies and the Skagit County Comprehensive Growth Management plan.**

I would suggest that municipalities continue to examine planning and zoning regulations to encourage and support the development of housing, and particularly low-income housing, with in existing municipal boundaries. There is a great deal of undeveloped land and under-utilized property within our existing communities. We need to focus our efforts here rather than build in our unincorporated, rural, forested, or agricultural areas.

Your attention to this matter is appreciated!

Sincerely, Jere LaFollette

From: Jere LaFollette <jere.lafollette@gmail.com>
Sent: Monday, May 3, 2021 1:33 PM
To: Commissioners
Subject: Opposition to a proposal for a Mega Development North of Burlington

RE: Opposition to a proposal for a Mega Development North of Burlington

Dear Commissioners,

I understand that a proposal has been put forward to construct a subdivision, described as a "fully contained community," in a rural area approximately three miles north of Burlington. **I would like to express my strong opposition to this proposal or any other efforts to establish residential developments in agricultural or rural areas in violation of long-standing County planning policies and the Skagit County Comprehensive Growth Management plan.**

I would suggest that municipalities continue to examine planning and zoning regulations to encourage and support the development of housing, and particularly low-income housing, with in existing municipal boundaries. There is a great deal of undeveloped land and under-utilized property within our existing communities. We need to focus our efforts here rather than build in our unincorporated, rural, forested, or agricultural areas.

Your attention to this matter is appreciated!

Sincerely

From: Linda Allen <allenlinda638@gmail.com>
Sent: Monday, May 3, 2021 1:08 PM
To: PDS comments
Subject: Proposed development north of Burlington

As a Skagit Count native, I strongly oppose the proposed development north of Burlington. The farmland that would be eliminated by this developer cannot be replaced. Please do not let this happen.
Linda C. Allen

From: Cathy <pedals2500@aol.com>
Sent: Monday, May 3, 2021 12:58 PM
To: Commissioners
Subject: Vote NO!

To the Board of County Commissioners:

Please Vote No to allowing Fully Contained Communities in Skagit County.

Thank you
Catherine Graf

From: Sue <susanezimmerman@aol.com>
Sent: Monday, May 3, 2021 12:57 PM
To: PDS comments
Subject: Please *Vote NO* on allowing Fully Contained Communities in Skagit County.

Dear Commissioners: The Avalon fully contained Community Proposal is inconsistent and in conflict with the Skagit County Countywide Planning Policies (CPPs) which have been mutually agreed to by Skagit County and local municipalities to sustainably manage growth and to 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 is violation of the 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. Susan Zimmerman

2619 n 27th st
Mount Vernon WA 98273

From: Almeda Giles <gilesalmarie@gmail.com>
Sent: Monday, May 3, 2021 12:46 PM
To: Commissioners
Subject: SPRAWL (2)

Please vote NO to the SPRAWL proposal! We are a rich farm valley and this valuable land can not be jeopardised without a huge impact on this county! Please stand for the people of this beautiful county!
Almeda Giles

From: Marilyn Miller <mjm@fidalgo.net>
Sent: Monday, May 3, 2021 12:45 PM
To: Commissioners
Subject: Growth in Skagit County

I strongly urge a NO vote on allowing Fully Contained Communities in Skagit County.

Marilyn J. Miller
3911 Pueblo Hts.
Mt. Vernon, WA 98273

From: Martha Bray <mbray1107@gmail.com>
Sent: Monday, May 3, 2021 12:39 PM
To: PDS comments
Subject: Comp Plan Docket LR 20-04 (Skagit Partners LLC proposal for amendments re. FCC's)

From: Martha Bray, 6368 Erwin Ln, Sedro-Woolley, WA, 98284

Skagit County Commissioners

To the Commissioners:

Please consider this letter as the comments of the Skagit county residents indicated below related to the docketing decision on the proposed actions in LR 20-04, the request of Skagit Partners LLC for amendments to the Countywide Planning Policies (CPPs), the Comprehensive Plan (CP) and the County's Development Regulations (DRs).

We are writing to urge the County Commissioners to decline to docket LR20-04 for consideration in 2021 for the following reasons:

I. **SCC 14.08 does not allow consideration of proposed amendments to the CPPs in the docketing process.**

The Comprehensive Plan Policy or Development Regulation Amendment Suggestion submitted by Skagit Partners LLC proposes amendments to the Countywide Planning Policies (CPPs). The process for docketing Comprehensive Plan amendment requests, set out in Ch. 14.08 SCC, does not include amendments to the Countywide Planning Policies. SCC 14.08 by its own terms is limited to: requests for comprehensive plan amendments; comprehensive plan map amendments; rezones permitted by an existing Comprehensive map designation; and amendments to the development regulations. SCC 14.08.020(2). The petition of Skagit Partners seeks to amend the Countywide Planning Policies through the docketing process. This is an impermissible use of the docketing process and no proposed amendments to the CPPs should be docketed.

II. **Removing the CPP amendment requests does not make the proposal subject to consideration on this year's docket because the proposed amendments to the Comprehensive Plan and Development Regulations violate the CPPs.**

The Skagit County Countywide Planning Policies do not allow Fully Contained Communities (FCCs). The CPPs expressly provide that 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. (emphasis added)

The CPPs then list the UGAs in Skagit County: Anacortes, Bayview Ridge, Burlington, Concrete, Hamilton, La Conner, Lyman, Mount Vernon, Sedro-Woolley and Swinomish. No additional UGAs are permitted under the CPPs. A fully contained community is an urban growth area. RCW 36.70A.350. Under the CPPs, a new urban growth area is not an allowed use. The proposal to create one should not be docketed for consideration because at this time it would make an impermissible change to the Comprehensive Plan.

III. **Comprehensive Plans must comply with the CPPs.**

The Countywide Planning Policies is the guiding document for the Skagit County Comprehensive Plan and the Comprehensive Plan must comply with the CPPs. This is set out in the CPPs:

i. These countywide planning policies shall be the foundation for the Skagit County Comprehensive Plan.

ii. All Elements of the Comprehensive Plan, including maps and procedures, shall comply with these policies. Amendments to the other components of the comprehensive plan shall conform to these policies.

The County Commissioners are not empowered to change the Comprehensive Plan in violation of the adopted Countywide Planning Policies. Therefore, this is not the appropriate time to consider the comprehensive plan and development regulations amendments proposed by Skagit Partners. The docketing recommendation for considering LR20-04 in 2021 should not be adopted.

IV. **Docketing LR 20-04 at this time would be poor policy.**

A. There is not time for robust public participation.

The proposal of Skagit Partners involves a major change to life in Skagit county. Creating an urban growth center for thousands of residents outside of any city or town and placing it in a rural area fundamentally impacts transportation, new urban levels of service, the rural character of the county, and drainage onto downstream agricultural lands, to name just a few. The public is not widely aware of this potential change and it will take time to mount a major outreach campaign so that public opinion can be heard. To make that effort even more difficult, we are still under pandemic conditions. The time to garner public opinion on such a far-reaching proposal is not now.

B. The County must coordinate planning for urban growth with the cities and towns.

There must be time for thorough consultation with the cities and towns in Skagit. The cities and towns are parties to the CPPs and also use them to plan for their own futures. For example, the City of Mount Vernon used the CPP population allocations that the Skagit Partners proposal seeks to overturn as the basis of its 2016 Buildable Lands Analysis. Cities and towns have been reducing their lot size requirements to allow for more residential infill, in reliance on the CPPs. Joint planning with the cities and towns is required by the GMA. RCW 36.70A.210. Taking unilateral action would violate the GMA.

C. Time and resources are needed to fully evaluate the potential consequences of an FCC and the new public spending it will require.

There are many potential major ramifications to the proposal for FCCs. We need to explore them fully, especially since the vesting proposal means any applications submitted under the FCC designation are vested to those regulations in effect when the changes are adopted - which means those regulations cannot be undone for those applications. Ever.

Instead of rushing consideration of the FCC proposal to occur this year, it should be considered at the time of (or following) the CP update, when all the resources necessary to making such a momentous decision can be pulled together. The 2007 CP update process took two years, allowing for thorough consideration of all the potential ramifications.

Further, a UGA proposal (which is what the FCC proposal amounts to) should be submitted by the jurisdiction that will have to make it work. The urban levels of service that a new UGA will have to provide are the responsibility of the jurisdiction in which the UGA is located. That means the county will have to provide urban levels of law enforcement services, fire protection and drainage, not to mention water and sewer services, regardless of whether there is a "development agreement" to do that. Some of these additional costs are built

into the rationale for this proposal. For example, it calls for "transit-oriented" development. That means it must be served by transit – but who will provide that? It is difficult to think of a time when public transit paid for itself. Will that not be another taxpayer cost?

D. **A large-scale new UGA is not likely to solve the housing affordability dilemma.**

Housing affordability is definitely a major concern in our county. However, a new UGA is not the only, nor the best, solution for more housing. Is it better to have 8 story apartment buildings in the heart of the countryside or rented ADUs of modest size on rural lots, sharing utility services with the main house? The County has successfully implemented rural ADU regulations but that means those new housing units count as growth in the rural areas. Taking rural lands and re-naming them as urban is still converting rural lands to urban uses. We need to continue Skagit-sized solutions. We can do better than FCCs.

In this proposal, the need for affordable housing is argued without a true commitment to providing meaningful amounts of low to moderate income housing. After all, what is a "mix" of housing types? How much "affordable housing" would be included and who will build it? Even less certain, how will affordable rental housing be provided? It may be an allowable use, but who will see that such ownership and management is provided?

Moreover we should be aware that there is nothing to prevent the creation of a huge commuter enclave for the many Seattle workers being squeezed out of the Seattle housing market, workers who command higher salaries than local people. Who will actually benefit, besides the current land-owners? What keeps the housing from being purchased by investors – real estate investment firms, foreign investors, owners of second, third or fourth homes?

E. **Changing the allowable uses on some rural property is itself spending public resources**

Zoning and land use restrictions are imposed by local government for the public good. They should only be changed for the public good as well. In this case, a private corporation seeks to benefit from changing the uses on rural land it owns (or controls). All other rural landowners will be held to the current restrictions so we must ask: Is this a good use of a public resource that we, as a whole, have earned?

No matter what "could" be done with an FCC, once it is an allowed use, any plan that fits within the parameters of an FCC is allowable. As a consequence, we must be very careful with the choice to turn over precious land resources, especially to a private entity whose mission is not creation of affordable housing. Despite the arguments being made in this proposal, no one can be compelled to build what is allowed – providing for 8 story apartment buildings does not mean anyone will build them, let alone manage and maintain them, for example. The "maybes" and "it is possibles" do not amount to enforceable promises. Instead we must ask: how will we know if this proposal for large scale residential development in the Skagit countryside will actually benefit the public? Pavement is forever; development rights vest at the time of the accepted application. This decision is too big to rush.

We urge you to decline to consider the Skagit Partners' proposal LR20-04 on the 2021 docket.

Very truly yours,

Margery Hite - Bow
Eric Hall - Mount Vernon
Christine Kohnert – Mount Vernon
Gary Wickman – Sedro-Woolley

Bee Faxon – Burlington
Jane Zillig – Sedro-Woolley
Paul Ingalls – Sedro-Woolley
Christie Stewart Stein – West Mount Vernon
Martha Bray – Sedro-Woolley
Hannah Sullivan - Marblemount

Sent from Mail for Windows 10

From: Mac Madenwald <pangaeamac@hotmail.com>
Sent: Monday, May 3, 2021 12:31 PM
To: PDS comments
Subject: "Skagit County's 2021 Docket of Proposed Policy, Code, and Map Amendments"

Dear Commissioners: Please **VOTE NO** on the propose Avalon contained community!!!!!!
This type of development is certainly not compatible with the lifestyle and future we have and want for Skagit County!!!!

Mac Madenwald / Wendy Gray
12978 Sunset Lane
Anacortes WA 98221
USA

Mac's Mobile 360 708 8330
Wendy's Mobile 360 293 6453

From: Jeff Ernst <jeff.ernst26@icloud.com>
Sent: Monday, May 3, 2021 12:11 PM
To: PDS comments
Subject: Skagit County's 2021 Docket of Proposed Policy, Code, and Map Amendments

Dear Commissioners:

The Avalon fully contained Community Proposal is inconsistent and in conflict with the Skagit County Countywide Planning Policies (CPPs) which have been mutually agreed to by Skagit County and local municipalities to sustainably manage growth and to 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 is violation of the 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.

Jeff Ernst
20965 Dahlstedt Rd
Burlington, WA 98233
360-393-0115

From: Jeff Ernst <jeff.ernst26@icloud.com>
Sent: Monday, May 3, 2021 12:09 PM
To: Commissioners
Subject: Please *Vote NO* on allowing Fully Contained Communities in Skagit County.

vote NO on allowing Fully Contained Communities in Skagit County"

Jeff Ernst
20965 Dahlstedt Rd
Burlington, WA 98233
360-393-0115

From: Jas Anders <2oldowls@gmail.com>
Sent: Monday, May 3, 2021 12:07 PM
To: PDS comments
Subject: Skagit County's Docket of Proposed Policy, Code, and Map Amendments

Skagit County's Docket of Proposed Policy, Code, and Map Amendments
RE: LR20-04 Fully Contained Communities

One of the first things County Commissioners should do is travel to King or Pierce County and visit a Fully Contained Community. It is difficult to grasp the scale of these master planned developments. It's no rural village for sure. Are they truly "fully contained"? You'll have to travel to metropolitan King or Pierce County because there are no FCCs in Snohomish County, Whatcom or Island County. While in the metropolitan area commissioners should visit the county planning office to get an idea of the staffing and budget requirements to manage an FCC project.

Tehaleh in Pierce County
Redmond Ridge in King County
Issaquah Highlands in King County
Ten Trails in Black Diamond

Jim Anderson
20780 Kelleher Road
Burlington WA

From: Jas Anders <2oldowls@gmail.com>
Sent: Monday, May 3, 2021 12:04 PM
To: PDS comments
Subject: Skagit County's Docket of Proposed Policy, Code, and Map Amendments

Skagit County's Docket of Proposed Policy, Code, and Map Amendments
RE: LR20-04 Fully Contained Communities

Year after year Skagit County residents have been pressed to make wholesale changes to the Comprehensive Plan, countywide planning policies and development regulations so as to move forward a master planned development, a fully contained community, outside of urban growth boundaries. If a FCC was contingent to an urban growth boundary, it is feasible that it could be added to that UGA with timely consideration. However, we can't permit them to be plopped down any old place in the county.

Most recently, in the presentation before Skagit County Commissioners on April 28, Tim McHarg of Van Ness Feldman LLP who now is representing Skagit Partners, is presenting a false narrative, so as to frame the adoption of FCCs in Skagit County as some kind of emergency. We cannot afford to ignore the docketing criteria under SCC 14.08.030. And if the county is to go ahead to include the proposal regardless, it must follow the recommendation of the Planning Department to include only the Comprehensive Plan amendments related to this petition in the docket. It is not an emergency and should not be approached as such by Skagit County.

Taking into account this year's Skagit County backlog of petitions, can the proposal as submitted meet Department Docketing Criteria SCC 14.08.030 (b) where it asks the question if "The proposed amendment, in light of all proposed amendments being considered for inclusion in the year's docket, can (it) be reasonably reviewed within the staffing and operational budget allocated to the Department by the Board." Given the complexity of LR20-04 and the number of proposals, it cannot meet that criteria, and therefore it should not be docketed.

Given the complexity of this proposal as written, can it meet either docket requirement SCC 14.08.030 (c) or (d) ? It is my view it does not. It most certainly will require additional amendments to the Comprehensive Plan and development regulations. Is there a more appropriate work program or regular review cycle to address the use of FCCs? It is the view of the planning department that "significant changes to code and policies, GMA legal issues, and considerable public interest" are all issues at play here.

There is considerable public interest in what amounts to wholesale changes in the Skagit County Comprehensive Plan. Covid 19 restrictions have made participation in public meetings all the more difficult for the public. When we cannot meet in person it inhibits the democratic process and free exchange of ideas. More than a two hour public hearing for a long list of proposals (none more important in my view as LR-20-04) may be necessary so as to provide adequate public input. Public comment periods should be extended so as to provide an opportunity for the public to respond.

Jim Anderson
20780 Kelleher Road
Burlington WA

From: Janet McKinney <cedarwaxwings@gmail.com>
Sent: Monday, May 3, 2021 12:02 PM
To: Commissioners
Cc: PDS comments
Subject: Skagit County's 2021 Docket of Proposed Policy, Code, and Map Amendments

Dear Skagit County Commissioners:

Please vote no on allowing 'Fully Contained Communities' in Skagit County.

I obviously did not research the information below but know the information is correct.

The Skagit County Countywide Planning Policies adopted by the County and participating cities and towns, make it clear, **NO to sprawl!**

All of the County's Comprehensive Planning Documents that have been adopted with public participation for the last 32 years have said **NO to Sprawl.**

I don't appreciate that the only public hearing the Board of County Commissioners is holding on this critically important issue was today, Monday at 10:00am - buried in with a dozen other proposals.

I don't appreciate that the corporate developers - seeking to build a new community in Skagit County - are petitioning 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.

As you already know the project proponents would crowd **8,500 people** into only 585 acres of buildable land within 1,244 total acres of the project site.

This would be the highest density development ever in Skagit County history.

The proposed project violates the 2002 Framework Agreement and Skagit County Countywide Planning Policies that have been agreed to by the County, Cities and Towns and would disregard 32-years of community led and supported comprehensive planning.

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.

The proposed mega subdivision, 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!**

The Skagit County's Growth Management Steering Committee, made up of the Mayors from our local towns and cities in addition to all three County Commissioners, has consistently year after year said no to discarding 32-years of planning for one developer.

I say **NO** to ignoring the **County Wide Planning Policies** that direct urban growth into the existing Urban Growth Area instead of creating sprawl.

Sincerely,

Janet McKinney
17858 Wood Rd
Bow, WA 98232

From: Laura Dean <deanelectric@gmail.com>
Sent: Monday, May 3, 2021 11:53 AM
To: PDS comments
Subject: Skagit County's 2021 Docket of Proposed Policy, Code, and Map Amendments

***I just send an email but forget to include my address and the vote "No" line. Thank you!**

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

Hello!

It's surprising to me that an area designated rural reserve would be considered for a 3500 housing development on 1244 acres.
I'm also surprised that it's being touted as a way to increase affordable housing. Are we in the 1950s?

If we were looking to address a housing shortage and increase affordable housing, higher density apartment buildings and townhomes in walkable communities would address that better, right? Or maybe enable current residences to add an extra ADU. Even a smaller-scale community that incorporated regenerative farming on site would complement the area better and help protect the watershed.

I grew up in the midwest in a community that transitioned from farmland to suburban sprawl. Building a suburb drives demand for more suburban amenities: more roads, bigger parking lots, bigger stores, and bigger private recreational facilities. Sure, it creates more jobs, which in turn creates more demand for suburban style housing. And then you watch as everything that was once forest and/or food transitions into non-native hedges and heavily sprayed lawns as the farmer's can no longer compete with the pressure from developers.

There's smarter more environmentally sound ways to increase housing while also protecting local food production.
Please consider those instead.

Thank you!

Laura
17183 Colony Rd, Bow, WA

From: Nanci Hollerith Allen <loneoak6496@gmail.com>
Sent: Monday, May 3, 2021 11:46 AM
To: Commissioners; PDS comments
Subject: Skagit County's 2021 Docket of Proposed Policy, Code, and Map Amendments

Dear Commissioners:

THIS IS TOO IMPORTANT TO BE BURIED!
The project proponents would CROWD 8,500 people into only 585 acres of buildable land within 1,244 total acres of the project site.

This would be the HIGHEST DENSITY development EVER in Skagit County history.
The proposed project VIOLATES the 2002 Framework Agreement and Skagit County Countywide Planning Policies that HAVE BEEN AGREED TO by the County, Cities and Towns and would DISREGARD 32-years of COMMUNITY LED and SUPPORTED comprehensive planning."
"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.
RESULTING:
This means 8,500 PEOPLE will be LEAVING and ENTERING this MEGA SUBDIVISION MULTIPLE TIMES a DAY."
"ALL of the County's Comprehensive Planning Documents that have been adopted with public participation for the last 32 years have said NO to Sprawl.

The ONLY public hearing the Board of County Commissioners is holding on THIS CRITICALLY IMPORTANT ISSUE is buried in with a dozen other proposals.

The Avalon fully contained Community Proposal is inconsistent and in conflict with the Skagit County Countywide Planning Policies (CPPs) which have been mutually agreed to by Skagit County and local municipalities to sustainably manage growth and to 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 is violation of the 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.

VOTE NO

Nanci Allen, PO Box 221, Bow, WA 98232

From: Carol Sullivan <carolosully@yahoo.com>
Sent: Monday, May 3, 2021 11:41 AM
To: Commissioners
Cc: carol
Subject: Vote NO on Fully Contained Communities in Skagit County

Dear Commissioners,

Since the Avalon fully contained Community Proposal is in conflict with countywide planning policies and agreements with local municipalities to sustainably manage growth and to keep urban growth in current urban areas, I urge you to vote NO on docketing this proposal.

A concerned Skagit resident,
Carol Sullivan
Mount Vernon 98274

From: Tia Kurtz <tiakurtz@comcast.net>
Sent: Monday, May 3, 2021 11:39 AM
To: PDS comments
Subject: Skagit County's 2021 Docket of Proposed Policy, Code and Map Ammendments

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 is 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,
Christina Kurtz
4090 Edith Point Rd.
Anacortes, WA 98221

From: Carol Sullivan <carolosully@yahoo.com>
Sent: Monday, May 3, 2021 11:37 AM
To: PDS comments
Cc: carol
Subject: Vote NO on docketing the Avalon Community Proposal

Dear Commissioner Janicki, Commissioner Wesen and Commissioner Browning,

The proposed Avalon fully contained Community Proposal is not aligned with Skagit's Comprehensive Plan, UGA designation policies not the Envision Skagit 2060 Citizen Committee Final Recommendations.

As a concerned resident of Skagit County, I urge to you vote NO on docketing this proposal.

Sincerely,
Carol Sullivan
Mount Vernon, WA 98274

From: Tia Kurtz <tiakurtz@comcast.net>
Sent: Monday, May 3, 2021 11:28 AM
To: PDS comments
Subject: Skagit County's 2021 Docket of Proposed Policy, Code and Map Ammendments

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 is 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,
Christina Kurtz

From: Laura Dean <deanelectric@gmail.com>
Sent: Monday, May 3, 2021 11:26 AM
To: PDS comments
Subject: Skagit County's 2021 Docket of Proposed Policy, Code, and Map Amendments

Hello!

It's surprising to me that an area designated rural reserve would be considered for a 3500 housing development on 1244 acres.
I'm also surprised that it's being touted as a way to increase affordable housing. Are we in the 1950s?

If we were looking to address a housing shortage and increase affordable housing, higher density apartment buildings and townhomes in walkable communities would address that better, right? Or maybe enable current residences to add an extra ADU. Even a smaller-scale community that incorporated regenerative farming on site would complement the area better and help protect the watershed.

I grew up in the midwest in a community that transitioned from farmland to suburban sprawl. Building a suburb drives demand for more suburban amenities: more roads, bigger parking lots, bigger stores, and bigger private recreational facilities. Sure, it creates more jobs, which in turn creates more demand for suburban style housing. And then you watch as everything that was once forest and/or food transitions into non-native hedges and heavily sprayed lawns as the farmer's can no longer compete with the pressure from developers.

There's smarter more environmentally sound ways to increase housing while also protecting local food production. Please consider those instead.

Thank you!

Laura

From: KAC Dodge <kacdodge@gmail.com>
Sent: Monday, May 3, 2021 11:22 AM
To: Commissioners
Subject: Vote NO to Urban sprawl

Dear Commissioners:

Do not allow urban sprawl. The environmental impacts to out county would endanger the local wildlife and impact the natural beauty that is being lost by this kind of action

The Avalon fully contained Community Proposal is inconsistent and in conflict with the Skagit County Countywide Planning Policies (CPPs) which have been mutually agreed to by Skagit County and local municipalities to sustainably manage growth and to 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 is violation of the 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 just don't want it we purposely left utban areas to get away from the traffic congestion, sound pollution, stress if living amongst too many people, road rage when the roads and highways cannot support the volume of people, impact on crime and the list goes on. Say NO! Please!!!!

Kimberly Dodge

From: Stuart Skelton <stuartpskelton@gmail.com>
Sent: Monday, May 3, 2021 11:15 AM
To: Commissioners
Subject: Development north of Burlington

Dear Skagit County commissioners,

I am writing in regards to the proposed development north of Burlington. Please add my voice to the chorus of those that are in opposition to a development such as this. I believe that will have a very deleterious affect on many aspects of that part of the county, not least of which will be traffic on Cook Road. Development such as this belongs within the existing cities of Skagit County. Even then the development needs to take on the responsibility of the added impact that will have in and around it's location.

Respectfully
Stuart Skelton

From: Pam Dougliss <thankful4Him@msn.com>
Sent: Monday, May 3, 2021 11:01 AM
To: PDS comments
Subject: Skagit County's 2021 Docket of Proposed Policy, Code and Map Amendements

Dear Commissioners:
The Avalon fully contained Community Proposal is inconsistent and in conflict with the Skagit County Countywide Planning Policies (CPPs) which have been mutually agreed to by Skagit County and local municipalities to sustainably manage growth and to 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 is violation of the 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 consideration.

From a concerned citizen,

Pam Dougliss
20222 Parson Creek Road, SW

From: David Cowan <drdcowan@gmail.com>
Sent: Monday, May 3, 2021 10:58 AM
To: PDS comments
Subject: Skagit County's 2021 Docket of Proposed Policy, Code, and Map Amendments

Commissioners,
I am writing to you to express my concern regarding the above noted Proposal. I am NOT in favor of the proposed development. Who would benefit from this development? Developers would benefit financially yet I see no benefit to the public at large. Please continue to deny proposals of this type as we all enjoy Skagit county just as it is.
Thank you,
David Cowan
2318 Hickory Drive
Anacortes, WA 98221
650 704-0323

From: Pam Dougliss <thankful4Him@msn.com>
Sent: Monday, May 3, 2021 10:59 AM
To: Commissioners
Subject: Skagit County's 2021 Docket of Proposed Policy, Code and Map Amendments

Dear Commissioners:
The Avalon fully contained Community Proposal is inconsistent and in conflict with the Skagit County Countywide Planning Policies (CPPs) which have been mutually agreed to by Skagit County and local municipalities to sustainably manage growth and to 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 is violation of the 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 consideration,

From a concerned citizen,
Pam Dougliss
20222 Parson Creek Rd, SW

From: Bobbi Lemme <bobbilgm@gmail.com>
Sent: Monday, May 3, 2021 10:51 AM
To: PDS comments
Subject: Fwd: Skagit County's 2021 Docket of Proposed Policy, Code, and Map Amendments

My address is:
Barbara Lemme
5856 Park Court
Sedro Woolley, WA 98284

---------- Forwarded message ---------
From: **Bobbi Lemme** <bobbilgm@gmail.com>
Date: Mon, May 3, 2021 at 10:46 AM
Subject: Skagit County's 2021 Docket of Proposed Policy, Code, and Map Amendments
To: <pdscomments@co.skagit.wa.us>

Vote no for the proposed Avalon mini-city.

The roads can't handle the increased traffic.

It is a rural area and shouldn't be developed to the extent proposed. There are too many ramifications: the impact on schools, the rural neighborhood, increased traffic, and zoning.

VOTE NO!!

From: Bobbi Lemme <bobbilgm@gmail.com>
Sent: Monday, May 3, 2021 10:46 AM
To: PDS comments
Subject: Skagit County's 2021 Docket of Proposed Policy, Code, and Map Amendments

Vote no for the proposed Avalon mini-city.

The roads can't handle the increased traffic.

It is a rural area and shouldn't be developed to the extent proposed. There are too many ramifications: the impact on schools, the rural neighborhood, increased traffic, and zoning.

VOTE NO!!

From: Melinda Smith <mnmsmith85@gmail.com>
Sent: Monday, May 3, 2021 10:45 AM
To: Commissioners
Subject: Fully contained community.

NO!! There is no such community, fully contained means schools, medical, shopping, all within it's boarders. The impacts to the surrounding communities, without adequate facilities to support would be very negative. Farmlands destroyed and traffic congestion, taxes and Children crammed into inadequate school buildings....NO!

Melinda Smith

From: Bobbi Lemme <bobbilgm@gmail.com>
Sent: Monday, May 3, 2021 10:42 AM
To: Commissioners
Subject: vote NO on allowing Fully Contained Communities in Skagit County..

Are you kidding me? Putting a new mini-city in the Avalon area? That would have a huge impact on the rural community, let alone traffic!

VOTE NO!!!

From: Melissa <holland_melissa@hotmail.com>
Sent: Monday, May 3, 2021 10:39 AM
To: PDS comments
Subject: Skagit County's 2021 Docket of Proposed Policy, Code, and Map Amendments

The fully contained community currently being considered is not within the urban growth boundary and should not allowed to move forward. Although we are in the middle of a housing crunch, this type of development will not solve the affordable housing crisis we are in. More focus needs to be made on improving existing infrastructure and increasing density within our current growth boundaries.

Thanks for your time,
Melissa Holland
1007 McLean Rd
Mount Vernon, WA

Sent from my T-Mobile 4G LTE Device

From: George Frenz <monkeymangkf@gmail.com>
Sent: Monday, May 3, 2021 10:38 AM
To: PDS comments
Subject: Skagit County's 2021 Docket of Proposed Policy, Code, and Map Amendments

Dear Commissioners:

The Avalon fully contained Community Proposal is inconsistent and in conflict with the Skagit County Countywide Planning Policies (CPPs) which have been mutually agreed to by Skagit County and local municipalities to sustainably manage growth and to 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 is violation of the 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 don't screw up this beautiful valley by making it a suburb of Seattle. My wife and I live in Mount Vernon. We initially moved here because of the quiet, peaceful feel of the valley. The farmland here was a huge draw. We get almost all of our produce locally. If it's grown here we buy it. We bought an old home and are fixing it up. There are plenty of spaces in the urban areas with unused buildings and land that could be turned into housing if need be. Focus on that. Already pissed that a 7-11 was added right off the highway going into Mount Vernon. Damn eyesore! George Frenz 1417 S 12th St, Mount Vernon, WA 98274

From: Jennifer Westra <jnndxnwstr@gmail.com>
Sent: Monday, May 3, 2021 10:35 AM
To: PDS comments
Subject: Skagit County's 2021 Docket of Proposed Policy, Code, and Map Amendments

To whom it may concern,

I would like to submit a comment in regards to the proposed high density subdivision in North Burlington. Approving this project would change our valley forever. There are plenty of suburbs north and south of Seattle already, what makes Skagit exceptional is it's farmland, it's character, it's rich history. Adding a development like the one suggested would catapult us towards becoming another low quality suburb and the action is permanent. Please consider honoring the No Sprawl commitment we have fought so hard for all these years.

Thank you for your time,
Jennifer Westra

From: Melissa <holland_melissa@hotmail.com>
Sent: Monday, May 3, 2021 10:27 AM
To: Commissioners
Subject: Vote no to sprawl (5)

To whom it may concern,

The fully contained community currently being considered is not within the urban growth boundary and should not allowed to move forward. Although we are in the middle of a housing crunch, this type of development will not solve the affordable housing crisis we are in. More focus needs to be made on improving existing infrastructure and increasing density within our current growth boundaries.

Thanks for your time,
Melissa Holland

Sent from my T-Mobile 4G LTE Device

From: Don Garland <garlandminer@gmail.com>
Sent: Monday, May 3, 2021 10:24 AM
To: PDS comments
Subject: Skagit County's 2021 Docket of Proposed Policy, Code, and Map Amendments

Dear Commissioners:

I am writing to strongly object to the proposal to ignore planning policies to enrich one corporate developer, at the expense of the residents of Skagit County.

As you are aware, the proposed project violates the2002 Framework Agreement and is inconsistent and in conflict with the Skagit County Countywide Planning Policies (CPPs) which have been mutually agreed to by Skagit County and local municipalities to sustainably manage growth and to direct 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. 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,

Don Garland
6684 Hobson Road
Bow, WA

Don Garland

From: Laura Fizer <L5410@aol.com>
Sent: Monday, May 3, 2021 10:19 AM
To: PDS comments
Subject: Skagit County's 2021 Docket of Proposed Policy, Code, and Map Amendments

Dear Commissioners,
I'm writing to ask you to vote No to docketing the Avalon Fully Contained Community Proposal. As a resident of Mount Vernon, I am opposed to more "urban sprawl".
Please preserve the integrity of this beautiful land.
Thank you,
Laura Fizer

From: Julie DeBellis <debellis@conway.k12.wa.us>
Sent: Monday, May 3, 2021 10:18 AM
To: PDS comments
Subject: Proposed Avalon development

Dear Commissioners:

The Avalon fully contained Community Proposal is inconsistent and in conflict with the Skagit County Countywide Planning Policies (CPPs) which have been mutually agreed to by Skagit County and local municipalities to sustainably manage growth and to 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 is violation of the 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.

--
Julie DeBellis M.Ed
Fourth Grade Teacher
Believe you can and you will!

From: Lynn Feller <fignewton00@hotmail.com>
Sent: Monday, May 3, 2021 10:15 AM
To: PDS comments
Subject: Skagit County's 2021 Docket of Proposed Policy, Code, and Map Amendments

Hello,

I am writing to say that I am very concerned about the proposed mega development just north of Burlington.

The proposed project violates the 2002 Framework Agreement and Skagit County Countywide Planning Policies that have been agreed to by the County, Cities and Towns and would disregard 32-years of community led and supported comprehensive planning.

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.

Also, it will put another 8,500 people on our streets daily. I don't believe that our current streets can handle that level of traffic, especially I-5.

Please think about all the angles when considering this development.

Thank you,

Steve and Lynn Feller

From: Mary LaFleur <mary@altinsurancegroup.com>
Sent: Monday, May 3, 2021 10:08 AM
To: Commissioners
Subject: New developement

I am hoping that you will realize having this huge development in County is a mistake! Many of us moved here to get away from the big cities and all the traffic. We have the richest soils and farmlands and need to preserve them. This development is irresponsible and ruin the quality of life for many in the area.

Mary LaFleur
Marine Specialist
ALT Insurance Group
819 Commercial Ave Suite D
Po Box 1525
Anacortes, WA. 98221
360-899-4653 office
253-222-7519 cell
360-899-5217 fax
mary@altinsurancegroup.com

From: seth.liz@hotmail.com
Sent: Monday, May 3, 2021 10:06 AM
To: PDS comments
Subject: Skagit County's 2021 Docket of Proposed Policy, Code, and Map Amendments

To whom it may concern,
No! Absolutely not!
I vehemently OPPOSE the proposed development north of Burlington!
The cook rd area already cannot handle the expansion in Sedro Woolley this will only make matters 1000X worse. Keep theses kinds of developments inside their already established boundaries. Please stop the sprawl.
Thank you,

Seth and Elizabeth Suttles

7157 Old Highway 99 North Rd.
Burlington, WA 98233

From: Rosemarie Stinemates <1rosiefuture@gmail.com>
Sent: Monday, May 3, 2021 12:54 PM
To: Commissioners
Subject: sprawl (6)

Hello Commissioners.
I am writing to you in regards to the Fully Contained Community, also known as Sprawl. I am opposed to this and say NO.
Thank you for listening

From: Steve Mulcahey <ironcrk@pacbell.net>
Sent: Monday, May 3, 2021 9:52 AM
To: Commissioners
Subject: Avalon Development Project

Commissioners:

Please reconsider approving the Avalon Development Project as it is currently proposed. The size and scope of this project will have a detrimental impact to our community. We are in a rural community that is not equipped for the scale of this project. The project will result in increased traffic, congestion, crime, noise and will irrevocably harm this portion of Skagit Valley. We observed this pattern occur Southern California in the San Fernando Valley in the 1960's and then Ventura County in the 1980's following extensive housing development.

Although we know development will occur, please reduce the size and area of this proposal.

Thank you,

Steven and Jennifer Mulcahey
7147 F & S Grade Road
Sedro Woolley

From: Eleven Vexler <11vexler@gmail.com>
Sent: Monday, May 3, 2021 9:50 AM
To: Commissioners
Subject: Communities

Good day,
I am writing regarding the proposal to build/ create a fully contained community in the Burlington area. I am in opposition to the plan. I think it will add to urban sprawl. There are lots of places to build up in the already existing cities in Skagit county. Can we try that first?
Also, Skagit has a great feel to it. Skagit is a community in itself. I don't think we should be building exclusive little communities in our county.
Lastly, isn't that natural resource/farmland? Isn't it the county's job to preserve this land? I would like to protect this land.

I hope you will vote against this idea.

Eleven Vexler
Mount Vernon resident

From: Cb <cadbriggs@yahoo.com>
Sent: Monday, May 3, 2021 9:43 AM
To: Commissioners
Subject: Please vote NO on allowing Fully Contained Communities in Skagit County.

Dear Commissioners:

The Avalon fully contained Community Proposal is inconsistent and in conflict with the Skagit County Countywide Planning Policies (CPPs) which have been mutually agreed to by Skagit County and local municipalities to sustainably manage growth and to 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 is violation of the 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,

Crystal Briggs

7797 Thomas Road

Bow, WA. 98232

From: David C Anderson <david.c.anderson@countryfinancial.com>
Sent: Monday, May 3, 2021 9:43 AM
To: Commissioners
Subject: Housing Project near Avalon Golf Course

Hello,

I urge you to delay any decisions on building this development until the community has a chance to weigh in on the impacts to the county. I have heard a lot of people saying this is a bad project, but have to confess, I have not heard about it until today. Please do not make any decisions until the community can be fully informed about this.

Thanks,

David C. Anderson
Country Financial Rep
127 E Hazel Avenue
Burlington, WA 98233
Ph (360) 755-0390
Fax (360) 755- 9239

Helping you achieve financial security no matter where you're starting from.

Please consider the environment before printing this e-mail.

From: Val Mullen <valblair.mullen@gmail.com>
Sent: Monday, May 3, 2021 9:41 AM
To: Commissioners
Subject: Say NO to Burlington Sprawl!

We do not need another community in Skagit County! Please vote no to the construction of the Fully Contained Community being proposed 3 miles north of Burlington. All of the county's Comprehensive Planning Documents that have been adopted with public participation FOR THE LAST
32 YEARS have said NO to Sprawl.

This project would crowd 8,500 people into 585 acres of build-able land. This would be the highest density development ever in Skagit County history. This is not what we want in this county.

VOTE NO ON THIS DEVELOPMENT. Thank you.

Val Mullen, Sedro Woolley

Kevin Mullen, Sedro Woolley

Marcie Mullen, Sedro Woolley

Jesse Buffum, Sedro Woolley

Lindy Doyle, Sedro Woolley

Kevin Doyle, Sedro Woollley

--

From: Matt Bennett <mad29713@gmail.com>
Sent: Monday, May 3, 2021 9:40 AM
To: PDS comments
Subject: Skagit County's 2021 Docket of Proposed Policy, Code, and Map Amendments

Dear Commissioners:

The Avalon fully contained Community Proposal is inconsistent and in conflict with the Skagit County Countywide Planning Policies (CPPs) which have been mutually agreed to by Skagit County and local municipalities to sustainably manage growth and to 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 is violation of the 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.

Thanks,
Matthew Bennett.

From: Kim <kimschlimmer@gmail.com>
Sent: Monday, May 3, 2021 9:38 AM
To: Commissioners
Subject: Please take my vote of NO

Please take my vote of no for Urban Sprawl in Burlington/ Skagit County

Kim Schlimmer
Real Estate Broker
Skagit Tradition Realty LLC
Buying? Selling? Investing? Ask me how...
I love Referrals ♥
360-661-7670
kimschlimmer@gmail.com

From: Arlene French <a_bfrench@msn.com>
Sent: Monday, May 3, 2021 9:38 AM
To: Commissioners
Subject: Subject: Skagit County 2021 Docket of Proposed Policy, Code and Map Amendments

Please vote NO on allowing fully contained communities in Skagit County.

One only has to look at a map of the proposed Avalon development, which is north of Cook Road, west of Sedro-Woolley and Highway 20, to see a perfect triangle. If you , as *our* County Commissioners, change 32 years of planning for one developer, then the remaining farms and pasture lands in that triangle will tumble like dominoes and you will have created complete gridlock , over population and lowered quality of life.

Skagit Valley has the finest, most fertile farming soils and a strong farming community. There are plenty of places to build homes; think of unused malls. Gigantic sub-divisions are not the answer.

Please do not add 8000+ residents to our beautiful valley.

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

From: Arlene French <a_bfrench@msn.com>
Sent: Monday, May 3, 2021 9:34 AM
To: PDS comments
Subject: Skagit County 2021 Docket of Proposed Policy,Code and Map Amendments

Commissioners and Planners:

Please Vote NO on allowing fully contained communities in Skagit County.

One only has to look at a map of the proposed Avalon development, which is north of the very busy Cook Rd. interchange, and west of Sedro-Woolley and Highway 20 , to see a perfect triangle. If you , as our representatives, change 32 years of planning to benefit one development corporation, then all of the remaining farms and pasture lands in that triangle will tumble like dominoes and you will have created complete gridlock, overpopulation and lowered quality of life for us all. And, development will continue to spread across the freeway to the west, gobbling up farm after farm.

Skagit Valley has the finest, most fertile farming soils and a strong farming community. There are plenty of places to provide homes for our current population (think unused shopping malls). Gigantic sub-divisions are not the answer.

Please consider carefully this life changing decision.

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

From: Charlie Schultz <tbcschultz@comcast.net>
Sent: Monday, May 3, 2021 9:09 AM
To: Commissioners
Subject: Vote NO on allowing Fully Contained Communities in Skagit County (9)

Dear County Commissioners,

The Avalon fully contained Community Proposal is inconsistent and in conflict with the Skagit County Countywide Planning Policies (CPPs) which have been mutually agreed to by Skagit County and local municipalities to sustainably manage growth and to 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 is violation of the 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 concerned that our beautiful valley will look like the Kent valley if we allow this development to occur, with additional "sprawl" to follow. I believe that our cities of Anacortes, Mt. Vernon, Burlington, and Sedro-Wooley is where new housing should take place.

Thank you for your time.

With regards,

Charlie Schultz

2302 20th Place

Anacortes, Wa 98221

From: derrill2u <derrill2u@earthlink.net>
Sent: Monday, May 3, 2021 9:08 AM
To: Commissioners
Subject: The commissioners meeting 10:00 05/03/21

Commissioners,

We would like to express our opinion that we are strongly against the proposed construction of a mega subdivision described as a "Fully Contained Community" just 3 miles north of the City of Burlington. It will not truly be fully contained and in no way can it ever be. The repercussions will be well beyond its borders.

It does not include adequate commercial, retail, health services, schools and many other infrastructure concerns to fully support the population density and will greatly impact traffic in our area.

This will ultimately turn our valley into another Lynnwood and the developers are the only winners - of many, many millions in profit. Then they will go down the road and do the same somewhere else. Such development has been curtailed in the past for good reasons and should be stopped again now!

Sincerely,
Derrill Fussell
Linda Fussell

From: Polly Grenier <pollygrenier2006@gmail.com>
Sent: Monday, May 3, 2021 9:04 AM
To: Commissioners
Subject: Proposed Burlington plot

To Whom it may concern,

We do not agree with this. We are against this housing development. Our roads aren't equipped for this!

Sincerely, Polly Grenier

From: Hotmail Travel <hlyc@hotmail.com>
Sent: Monday, May 3, 2021 8:53 AM
To: Commissioners
Subject: Proposed Avalon Develoment

Ladies and Gentlemen,

Please note our opposition to the proposed contained community of Avalon. A development of this magnitude in a rural area of the county doesn't fit with the tone of the growth development plans set out years ago. People move to rural areas for a reason, and they invest in that lifestyle having faith that the county has set zoning policies for the long-term. Having the rug pulled out from under them—their current plans and retirement plans—is devastating.

There are hundreds of acres of vacant land around existing communities in Skagit County that should take priority for high-density development before taking swaths out of rural or agriculturally zoned areas in the county. Certainly, this proposal shows that the entire regional planning must be examined and updated before another whole new town/city is allowed to go forward to compete with the existing cities.

Already we have malls in the cities that are almost empty . . . Could they potentially be high-density housing locations?

Schools . . . Yes, the student numbers in Burlington (and possibly Sedro-Woolley) would increase substantially. The proposal mentions building a school in Avalon down the road—who pays for that? It's not a "city" per se—it will be the county residents who foot that bill with increased taxes. What other costs to county residents will Avalon incur? Infrastructure, roads, policing, etc.?

Environmental issues . . . Ground water runoff should be of great concern—where does it go? What pollution from the development goes with it? With redirecting the ground water, what happens to a aquifer that provides water to the rural residents already living in the surrounding areas? What about light pollution? Already lights over an industrial area on the northwest side of Burlington Hill diminish the night sky. Need I mention traffic?

Please carefully consider this proposal and other proposals of this nature. Skagit County is a unique and wonderful place to live. This very high-density approach to creating more housing in a rural area, in my view, is counter to everything that makes Skagit County such an incredible place. Please vote to keep high-density development in the areas zoned residential. The article states that approximately 3500 homes could be built on the 1244 acres—that's about 1/3 acre per house. But the article goes on to say that about half of the 1244 acres will be set aside for other uses which means 5 or 6 houses per acre. What a change from the current zoning.

Please make decisions that will help maintain the rural, agricultural nature of the Valley. We live here for a reason, and high-density "contained" communities are not a part of that. Keep growth in the areas zoned residential.

Thank you very much! We strongly urge you to vote against allowing fully contained communities in our Skagit County rural areas.

John and Barbara Leonard
Sedro-Woolley, Washington

From: holly gildnes <gildnes@gmail.com>
Sent: Monday, May 3, 2021 8:49 AM
To: Commissioners
Subject: Please vote no on Fully Contained Communities!

PLEASE!! vote NO on allowing Fully Contained Communities in Skagit County.

--

Holly Gildnes
Gildnes@gmail.com
360-770-1453

From: Betsy Way <bewarebeway@gmail.com>
Sent: Monday, May 3, 2021 8:41 AM
To: PDS comments
Cc: PDS comments
Subject: Skagit County's 2021 Docket of Proposed Policy, Code, and Map Amendments

Say no to urban sprawl! As a resident of Skagit county who owns 5 acres of precious farmland I urge you to stop the new development north of Burlington. We must preserve our beautiful area!
Betsy Way
Laconner Whitney rd
La Conner

Sent from my iPhone

From: Doug Dore <theglow1@live.com>
Sent: Monday, May 3, 2021 8:41 AM
To: Commissioners
Subject: Using Farmland for Urban Sprawl

Do not let us down on this. Remember why this has been and continues to be a good place to live. Once land is developed, it will stay that way and inevitably expand and grow like a cancer. Stand-up to keep what we share. No development in farm land!

Doug Dore

Sent from Mail for Windows 10

From: Mike&Mar <m.m.yeoman@comcast.net>
Sent: Monday, May 3, 2021 8:25 AM
To: Commissioners
Subject: FCC (5)

Commissioners:
I am opposed to the intense density being considered for the Butler Hill project. It is not in keeping with our Comprehensive plan and will result in a significant change in the culture of our community.
Please vote no.
Mike Yeoman, Sr.
826 Southview Dr.
Burlington WA

Sent from my Verizon, Samsung Galaxy smartphone
Get Outlook for Android

From: Mprice16@mail.greenriver.edu
Sent: Monday, May 3, 2021 8:22 AM
To: Commissioners
Subject: Voting No on Sprawl

Dear County Commissioners,

I wanted to ask if you would please vote no on sprawl. I have concerns about such a high density development in Skagit County. The negative repercussions of that kind of population density without the resources and planning to be truly self contained could be catastrophic. Please vote no on Sprawl, as a member of Skagit County I do not support this.

Thank you for your time,
Mary Price

From: John Lucarelli <lucarelli101@gmail.com>
Sent: Monday, May 3, 2021 8:01 AM
To: Commissioners
Subject: No (4)

Good morning

I am sending this email with grave concerns about the Fully Contained Community proposal. I am a resident of Skagit County and just heard about the public hearing regarding this issue. I am unable to attend the meeting but felt compelled to send an email with my concerns. I love that there is limited corporate development mega structures or subdivisions here in our valley. Skagit County does not need to have such high-density developments! The sprawl of King and Snohomish Counties are already a cancer spreading to our lovely Skagit County. While they term this development as "fully contained", there is no way there is adequate commercial, retail, health and other infrastructure to support the population density of this type of community not to even mention the additional traffic this will cause. Our rural, small town culture would forever be changed if you allow this type of corporate decimation. PLEASE vote no on this proposal to protect Skagit County from the metastatic sprawl.

Thank you.

John Lucarelli

John 3

16 For God so loved the world that he gave his one and only Son, that whoever believes in him shall not perish but have eternal life. 17 For God did not send his Son into the world to condemn the world, but to save the world through him.

From: Tami Lucarelli <tlucarelli@mdstrategies.com>
Sent: Monday, May 3, 2021 7:58 AM
To: Commissioners
Subject: Fully Contained Community (FCC)

I am sending this email with grave concerns about the Fully Contained Community proposal. I am a resident of Skagit County and just heard about the public hearing regarding this issue. I am unable to attend the meeting but felt compelled to send an email with my concerns. I love that there is limited corporate development mega structures or subdivisions here in our valley. Skagit County does not need to have such high-density developments! The sprawl of King and Snohomish Counties are already a cancer spreading to our lovely Skagit County. While they term this development as "fully contained", there is no way there is adequate commercial, retail, health and other infrastructure to support the population density of this type of community not to even mention the additional traffic this will cause. Our rural, small town culture would forever be changed if you allow this type of corporate decimation. PLEASE vote no on this proposal to protect Skagit County from the metastatic sprawl.

Thank you.

Tami Lucarelli, CPC
Certified Professional Coder
AAPC ICD-10 Proficiency Certified
mdStrategies
(425) 444-5414

From: Mandy LEWIS <mandylewis168@comcast.net>
Sent: Monday, May 3, 2021 7:53 AM
To: PDS comments
Subject: Skagit County's 2021 Docket of Proposed Policy, Code, and Map Amendments

Dear Commissioners:

The Avalon fully contained Community Proposal is inconsistent and in conflict with the Skagit County Countywide Planning Policies (CPPs) which have been mutually agreed to by Skagit County and local municipalities to sustainably manage growth and to 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 is violation of the 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.

Amanda Lewis
2617 Northwoods Loop Rd.
Mount Vernon, WA 98273

From: Melissa Rogers <rm711@icloud.com>
Sent: Monday, May 3, 2021 7:49 AM
To: Commissioners
Subject: Vote NO on allowing Fully Contained Communities in Skagit County (8)

Vote NO on this! The laws were put there for a reason and discarding them will not help our community, it will overcrowd it. We will run into the same problems all the other cities have because of overcrowding. Let's preserve this county we are so lucky to call home, not destroy it. Please, vote NO on this!!!

Sent from my iPhone

From: Dan McShane <mcshanedan@gmail.com>
Sent: Monday, May 3, 2021 7:48 AM
To: PDS comments
Subject: Skagit County's 2021 Docket of Proposed Policy, Code, and Map Amendments

May 1, 2021

Dear Commissioners:

I support docketing LR20-2 and oppose docketing LR20-04.

LR20-2 will resolve the constraints that have been applied to the Terremar site in Edison. Those constraints were unintended and should be resolved and I was glad to see that the Planning Department is recommending approval for the 2021 Docket.

I strongly suggest that you do not move forward with LR20-04 fully contained communities (FCC). I recognize that the Planning Department is recommending docketing only the development of FCC language for the Comprehensive Plan and not considering the specific proposal at this time; however, it is my view that this approach may be even worse than the application proposal itself.

If this were to go forward, you are then taking a path of creating an opportunity for multiple FCCs throughout the county rural and natural resource land areas. FCCs would be a fundamental change in the direction of planning in Skagit County. If FCCs are included in the Skagit County Comprehensive Plan, consideration of FCC applications could very well become a routine annual event and are not consistent with what makes Skagit County the place it is.

While affordable house is a concern, I do not think this approach will resolve that issue. It will take many years to develop the Comprehensive Plan language for FCCs and then go through the subsequent detailed approval process for an FCC to ensure that affordable housing is addressed. A much better path is to continue to work with Skagit cities and towns on growth plans that address affordable housing.

Thank you for taking the time to consider my comment.

Sincerely,

Dan McShane
11291 Samish Island Road
Bow, WA 98232

--
Dan McShane
Stratum Group
360-714-9409 (office)
360-510-5406 (cell)
Reading the Washington Landscape

From: blueberryranch@juno.com
Sent: Monday, May 3, 2021 7:46 AM
To: Commissioners
Subject: Please say NO to Avalon development!

Skagit County Commissioners:

Allowing a development that would accommodate thousands more people on my road would be overwhelming. This area would be a congested mess. We chose to live in the country to be out of town. Having so many people using our road would be a nightmare. Please consider saying "NO" to this development.

Sincerely,
Beth McRae

From: stephen granahan <sjgranahan@hotmail.com>
Sent: Monday, May 3, 2021 7:35 AM
To: Commissioners
Subject: Subdivision North Of Burlington

To whom this concerns,

Please vote no on the sprawl.
Vote NO, on approval of allowing a new 580 acre plus subdivision north of Burlington.
That is farm land and should be kept that way!

Sincerely yours,
Stephen Granahan

From: Steven Rindal <smrindal@gmail.com>
Sent: Monday, May 3, 2021 7:32 AM
To: Commissioners
Subject: Construction of a mega subdivision 3 miles north of the City of Burlington.

Hello,

We would like to express our opinion that we are strongly against the proposed construction of a mega subdivision described as a "Fully Contained Community" just 3 miles north of the City of Burlington. It will not truly be fully contained and in no way can it ever be. The repercussions will be well beyond its borders.

It does not include adequate commercial, retail, health services, schools and many other infrastructure concerns to fully support the population density and will greatly impact traffic in our area.

This will ultimately turn our valley into another Lynnwood and the developers are the only winners - of many, many millions in profit. Then they will go down the road and do the same somewhere else. Such development has been curtailed in the past for good reasons and should be stopped again now.

Please do not ruin our area.

Steven M. Rindal, D.C.
Dorothy J. Rindal
Tracy D. Grigsby, D.C.
Tim J. Grigsby

From: Pam Granahan <p.granny@outlook.com>
Sent: Monday, May 3, 2021 7:21 AM
To: Commissioners
Subject: development 3 miles north of city of Burlington

Regarding the proposal of developing a FCC for 8500 people on 585 acres 3 miles north of Burlington, vote NO. As representatives of the People, current residents, of Skagit county, I encourage you to vote No on this proposition!!!

Thank you,
Pamela Granahan.

From: blueberryranch@juno.com
Sent: Monday, May 3, 2021 7:03 AM
To: Commissioners
Subject: Fcc north of Burlington.NO NO NO!!!!

Please do not approve this FCC north of Burlington, The roads in the area will not support that many People.
Bob McRae

From: Janine Van Liew <kjvl1994@comcast.net>
Sent: Monday, May 3, 2021 7:00 AM
To: Commissioners
Subject: Proposed land development

Commissioners,

I am against this land development because of the strain it will put on our community in terms of traffic. With the increase in population recently we have already seen this impact. Allowing for 8500 more people seems like the strain on our roads will be impossible. Please vote against this development.

Janine Van Liew

Sent from my iPhone

From: Mary Armstrong <maajaa6494@gmail.com>
Sent: Monday, May 3, 2021 6:56 AM
To: PDS comments
Subject: Skagit County's 2021 Docket of Proposed Policy, Code, and Map Amendments

Dear Commissioners:

The Avalon fully contained Community Proposal is inconsistent and in conflict with the Skagit County Countywide Planning Policies (CPPs) which have been mutually agreed to by Skagit County and local municipalities to sustainably manage growth and to 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 is violation of the 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!

Mary Armstrong

5535 Brookings Road

Sedro Woolley, WA 98284

From: Lacie Soler <spaceylacie@hotmail.com>
Sent: Monday, May 3, 2021 6:52 AM
To: Commissioners
Subject: Reject the FCC proposal

Hello Commissioners,

I heard from a friend about the meeting that will take place this morning about the FCC project Avalon.

Is this the same FCC that was proposed in 2016? If so, will you please send me the copy of the completed EIS that should be available by now?

I am very disappointed that there was not more time for the community to know about this discussion. You might want to reconsider trying to push this through in the dark of night, so to speak. This proposal would affect everyone and we don't know the ramifications in totality. I'm personally concerned with the loss of farmland and the infrastructure that would have to be built to accommodate so many people. Not to mention the likely tax increases to pay for roads in relation to this community.

I urge you to say no to this proposal, at least until the people in Skagit County have had time to learn about the proposal and the results of environmental impact studies have been shown. It doesn't help your reputations to try to push things through without the notice of your employers (we the people). I will kindly remind you who you work for.

Thank you,
Lacie Soler

From: Deena Wilhonen <honen.wdkc@hotmail.com>
Sent: Monday, May 3, 2021 6:41 AM
To: Commissioners
Subject: No on Avalon Development

Dear Commissioners:

The Avalon fully contained Community Proposal is inconsistent and in conflict with the Skagit County Countywide Planning Policies (CPPs) which have been mutually agreed to by Skagit County and local municipalities to sustainably manage growth and to 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 is violation of the 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.

Deena Wilhonen

From: Deena Wilhonen <honen.wdkc@hotmail.com>
Sent: Monday, May 3, 2021 6:40 AM
To: PDS comments
Subject: Avalon Development

Dear Commissioners:

The Avalon fully contained Community Proposal is inconsistent and in conflict with the Skagit County Countywide Planning Policies (CPPs) which have been mutually agreed to by Skagit County and local municipalities to sustainably manage growth and to 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 is violation of the 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.

Deena Wilhonen

From: Planning & Development Services
Sent: Monday, May 3, 2021 6:31 AM
To: Peter Gill
Subject: FW: PDS Comments

From dept email

From: website@co.skagit.wa.us <website@co.skagit.wa.us>
Sent: Sunday, May 2, 2021 4:00 PM
To: Planning & Development Services <planning@co.skagit.wa.us>
Subject: PDS Comments

Name : Donna Gary-Gogerty
Address : 1119 10th St
City : Anacortes
State : WA
Zip : 98221
email : woofmum@gmail.com
PermitProposal : Skagit County's 2021 Docket of Proposed Policy, Code, and Map Amendments
Comments : Please do not permit the proposed Avalon FCC. It is in violation of Skagit County's countywide planning policies AND I oppose any development of quality farmland. It would be short-sighted and irreversible.

From Host Address: 23.90.89.202

Date and time received: 5/2/2021 3:56:16 PM

From: Jas Anders (via Google Docs) <2oldowls@gmail.com>
Sent: Monday, May 3, 2021 6:26 AM
To: PDS comments
Subject: Skagit County's Docket of Proposed Policy, Code, and Map Amendments
Attachments: LR20-04 FCC comments 05012021.pdf

2oldowls@gmail.com has attached the following document:

LR20-04 FCC comments 05/01/2021

From: barbara lynn <johnandbarb44@hotmail.com>
Sent: Monday, May 3, 2021 6:09 AM
To: Commissioners
Subject: Fully Contained Community (3)

Please vote No on the development of this Fully Contained Community proposal.
Barbara Lynn

From: Cindy Vaughan <cindy-vaughan@hotmail.com>
Sent: Monday, May 3, 2021 6:03 AM
To: Commissioners
Subject: Proposed FCC

Thank you for hearing my concerns today.

Skagit County should keep its agricultural and small-town-communities feel. Please vote “NO” on the proposed Fully Contained Community to be built 3 miles north of Burlington. This development would add congestion to our area, which already has expanded beyond capacity at times.

Please vote “NO” to keep Urban Sprawl from Skagit County!

Cindy Vaughan
315 South 10th Street
Mount Vernon, WA 98274

Sent from my iPhone

From: asdykstra@aol.com
Sent: Monday, May 3, 2021 5:52 AM
To: PDS comments
Subject: Fwd: Skagit Conty's 2021 docket of proposed policy, code and map amendments

Andrew Dykstra
19241 Gear Rd.
Burlington, Wa. 98233
1 360 757 7430

Sorry; I did not have my mailing address in the email below.

Thanks
Andrew Dykstra

From: asdykstra@aol.com
To: pdscomments@co.skagit.wa.us
Sent: 5/2/2021 4:55:20 PM Pacific Standard Time
Subject: Skagit Conty's 2021 docket of proposed policy, code and map amendments

Hello

Andrew Dykstra
Burlington, Wa. 98233
1 360 757 7430

Here are my comments regarding Avalon development.

First, I am in favor of building dwellings on the hills and not on the farmland on the valley floor.

I am NOT in favor of Avalon for the following reasons.

1. Traffic, it would require another I5 overpass just north of the Samish River and a road going East all the way to Sedro Woolley. Cook Rd. is completely full. Cook Rd. also can not become a "highway" to Sedro Woolley due to Ag. Traffic to Burlington from Avalon would still go back and forth on Hwy 99.

2. Water Run off. I have absolutely ZERO confidence in Skagit County to deal with the water run off! Why? Skagit County 100% failed with the new Burlington Northern Railroad bridge. County is so proud of how they came in under budget. County did what nobody else is allowed to do; Ecology approved it. County is sending storm water diagonally across two roads (Dahlstedt and Hwy 99) and directing their storm water onto private property. At this point EVERY developer in the County should know this and be allowed to send their storm water onto adjacent private properties. None of the County's promises and commitments have been met. I have no reason to believe that the County would enforce storm water requirements since they didn't before.

Avalon is a nail in the coffin for ag.
The closing of two RR crossings for Amtrack is a nail.
A second RR line next to the current RR line is a nail.
The proposed plans for the I5-Cook Rd. is a nail in the coffin for Ag. (great for Sedro Woolley)

Sorry I'm a little blunt but it is what it is. Maybe we need to develop everything East of I5?

We farm from Burlington to Bow Hill Rd. and along Cook Rd.

Thank You

From: Carolyn Gastellum <cgastellum67@gmail.com>
Sent: Tuesday, May 4, 2021 11:07 PM
To: PDS comments
Subject: Docket LR20-4

Dear County Commissioners:

Skagit Partner LLC wants to amend the Countywide PLanning Policies, the Comprehensive Plan (CPP,) and the County Development Regulations so they can build massive "fully contained communities" in rural areas of our county outside of existing urban growth areas. Astonishing.

Please decline to docket LR20-4.

The proposal by Skagit Partners goes against Skagit County code which does not permit docketing of Comprehensive Plan amendments in this way. Skagit County's Countywide Planning Policies do not allow fully contained communities. Allowable urban growth is clearly defined and identified in the County Comprehensive Plan. The only allowable urban growth areas are listed in the CPP near exiting towns and the Swinomish Indian Tribal Community. No other urban growth areas are allowed.

The proposed sudden changes to our Comprehensive Plan goes against all established coded procedures for proposing amendments, including allowing plenty of time for public participation and comments.

The specific amendments proposed by Skagit Partners would result in irreversible massive negative impacts to the treasured character of Skagit County. It appears Skagit Partners LLC seeks to open up rural areas of our county to huge housing developments that would forever change the quality of life in Skagit County.

I agree with Skagitonians to Preserve Farmlands and all others who have submitted comments in opposition to the proposal from corporate developer Bill Sygitowizc, Skagit Partners LLC. His proposals to allow fully contained communities in Skagit County are wrong for our county's future, go against established county code regulations, and would turn Skagit into an urban mess like Lynnwood has become.

Skagit County has committed to allowing for population growth within existing cities and towns and their nearby urban growth areas. This is the way to protect the rural character of our county and to protect Skagit's agricultural lands that are among the most productive, rare, and beautiful in the United States.

Please decline to docket Skagit Partners' proposal LR20-4.

Thank you,
Carolyn Gastellum
14451 Ashley Place
Anacortes, WA 98221
Cgastellum67@gmail.com

From: tom flanagan <tomflanagan1@comcast.net>
Sent: Tuesday, May 4, 2021 10:23 PM
To: PDS comments
Subject: Skagit County's 2021 Docket of Proposed Policy, Code, and Map Amendments

Please accept my comments regarding "Fully Contained Communities." Bottom line, I urge you to vote NO on any and all amendments to regulations that will enable the creation of FCC's in Skagit County.

NO to urban sprawl, to violations of the current Skagit County Countryside Planning Policies, to turning Skagit County into our south-neighboring Snohomish & King Counties, to more high-end housing, to negative impacts on farmland and the environment, to increasing stress on county infrastructure (in particular roads and water).

YES to honoring the historical negative votes by mayors of Skagit County, to retaining the rural character of Skagit County and to growth within existing Urban Growth Areas.

Thank you for protecting Skagit County.

Kathleen Lorence-Flanagan
2005 10th St.
Anacortes, WA 98221

From: Winni McNamara <winnigail@gmail.com>
Sent: Tuesday, May 4, 2021 10:22 PM
To: Commissioners
Subject: LR20 - 4

Dear Commissioners, Please vote no on Urban sprawl in Skagit County.
Vote no on Fully Container Communities. Vote no on docketing LR20-4.
help preserve the rural character of Skagit County.
Thank You,
Winni McNamara and Dr. Paul Rosasco
9213 Marshall Rd
Bow, Wa.98232

From: Cynthia Richardson <richrson@cnw.com>
Sent: Tuesday, May 4, 2021 10:03 PM
To: PDS comments
Cc: Commissioners
Subject: Skagit County's 2021 Docket of Proposed Policy, Code, and Map Amendments

Please **DO NOT** include the *Avalon Fully Contained Community Proposal* in the docket for this year's legislative action.

We've been through versions of this proposal before, and do not need to spend more time and money on the part of staff, commissioners, and citizens re-considering the same issues that have already been rejected.

1. There is no need for any self-contained communities in Skagit County at this time. The existing cities have sufficient capacity to handle the projected growth.

2. If and when more capacity is needed, a fully contained community may or may not be the best way to achieve it. Other options such as increased density in existing cities or towns must be analyzed to determine the best solution.

3. If and when it is determined that a new fully contained community is the best solution, the location and size should be determined as part of a Comprehensive Plan update with a thorough analysis of infrastructure and service needs – not just because someone owns land next to I-5.

4. This is SPOT ZONING on a huge scale. Like spot zoning in neighborhoods, it should not be allowed.

5. DO NOT ALLOW BUILDING OF HOMES, BUSINESSES, SCHOOLS, ETC. ON **ANY** LAND THAT IS GOOD QUALITY FARMLAND.
   Whether in a "new community" or isolated developments, or extensions of existing cities, each reduction in farmland impairs our ability and that of future generations to grow nutritious food.

Having served 12 years on the Anacortes City Council, and 11 years before that on the Anacortes and Seattle Planning Commissions, I understand and appreciate the value of careful planning for our future growth. It must be done methodically and with full public participation, as required by the Growth Management Act. This is not the time or appropriate procedure for considering such a major change to Skagit County.

Just say NO to docketing this item.

Cynthia Richardson
315 V Avenue
Anacortes, WA 98221
360-299-9081
richrson@cnw.com

From: VJ Rose <gardeningvaleriejean@gmail.com>
Sent: Tuesday, May 4, 2021 9:59 PM
To: PDS comments; Commissioners
Subject: Docketing LR20-4

Dear Skagit County Commissioners:

I am writing to urge you to vote NO on docketing LR20-4. Sacrificing Skagit County's irreplaceable farmland to any mythical 'fully contained community' would be terribly short-sighted. Plopping a high-density development in the middle of farmland would also wreak havoc with roads, schools, and public safety services. We already have Skagit County Countywide Planning Policies (CPPs), agreed upon by Skagit County and local municipalities, to sustainably manage growth and to direct all urban growth into EXISTING Urban Growth Areas (UGAs). This proposal would undermine years of well-considered efforts to preserve farmland, and focus new housing, business and manufacturing inside existing UGAs. Don't turn farmland into suburbs!

Local municipalities can accommodate existing growth projections within existing UGAs. Docketing this proposal would be in violation of countywide planning policies, and the 2002 Framework Agreement between Skagit County, the cities of Burlington, Mount Vernon, Anacortes, Sedro-Woolley, and the town of La Conner. Please do not allow this proposal to undermine the carefully considered decisions already made by current county residents and governing councils.

The proposal is inconsistent with the Skagit County's Comprehensive Plan, UGA designation policies, and the Envision Skagit 2060 Citizen Committee Final Recommendations. Vote no on allowing 'Fully Contained Communities' in Skagit County. Vote NO on docketing LR20-4.

Sincerely,

Valerie Rose, 1434 S. 12th St., Mt. Vernon, WA, 98274

From: Chuck Nafziger <canafziger@hotmail.com>
Sent: Tuesday, May 4, 2021 9:59 PM
To: Commissioners
Subject: Skagit County's 2021 Docket of Proposed Policy, Code, and Map Amendments

Commissioners:

We have lost enough rural land. We do not need more sprawl. Do not grant exemptions to existing plans prohibiting sprawl or make new plans allowing it.
Thank you,

Charles Nafziger

We live in a times where smart people are silenced so that stupid people will not be offended.

From: Nicki Caulfield <nickicaulfield@hotmail.com>
Sent: Tuesday, May 4, 2021 9:48 PM
To: PDS comments
Subject: Proposal for Fully Contained Communities

Dear Commissioners:

The proposal for Fully Contained Communities (FCCs) is inconsistent and in conflict with the Skagit County Countywide Planning Policies (CPPs) which have been mutually agreed to by Skagit County and local municipalities to sustainably manage growth and to 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 is violation of the 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: claudia fischer <claudiafischercns@gmail.com>
Sent: Tuesday, May 4, 2021 9:35 PM
To: PDS comments
Subject: Skagit County's 2021 Docket of Proposed Policy, Code, and Map Amendments

Greetings Skagit County Commissioners,

I would like you to know that I am strongly opposed to the proposed changes to the code and planning policies that govern land use and development in Skagit County. We should not be opening the door to the massive growth that would inevitably be a direct result of making it possible for developers to come in and create essentially suburban communities housed on rural land, impacting every aspect of life here in the county. I refer here specifically to the Fully Contained Community (a misnomer if ever there was one) "Avalon" which is being proposed to be built along the I-5 corridor just north of Burlington.

Once it's gone, that land will never again be a part of what helps to make this place so unique and lovely. The character of our county would be buried under the weight of the huge influx of people, cars, and all of the infrastructure needed to support such an increase in population. Let growth like what is being proposed happen where it should, which is closer to a large urban center that can support it. The very nature of Skagit County is rural, and that essentially rural character is precisely what offers its residents an excellent quality of life as well as providing an attractive destination for travelers and tourists.

Please don't allow decades of thoughtful planning about land use in Skagit County to be thrown out the window by eager developers who are only too happy to leverage a change in code and policies to allow for many more similar developments. Please don't give away what we treasure so much.

Sincerely,

Claudia Fischer
proud resident of Skagit County

20310 Dry Slough Rd.
Mount Vernon, WA 98273

From: Ken Minchella <giuncamia@gmail.com>
Sent: Tuesday, May 4, 2021 9:27 PM
To: PDS comments
Subject: Skagit County's 2021 Docket of Proposed Policy, Code, and Map Amendments

>
> Dear Commissioners,
>
> As a Skagit County resident, I object to the proposed changes to the code and planning policies.
>
> NO FCC in Skagit County!
>
> Ken Minchella 20310 Dry Slough Road, Mt. vernon wa 98273
>

From: Juli Johnson <juliannjohnson@gmail.com>
Sent: Tuesday, May 4, 2021 9:21 PM
To: Commissioners
Subject: FCC.

I am opposed to the fully contained community at Avalon Golf Course. I don't believe the infrastructure could handle it.

Juli Johnson

From: Lisa <lhoplhop@comcast.net>
Sent: Tuesday, May 4, 2021 9:17 PM
To: PDS comments
Subject: LR20-4

Dear County Commissioners,

Please vote "NO" on docketing LR20-4.

I moved to Mount Vernon two years ago to get away from suburban sprawl and to enjoy the rural nature of Skagit County. I'm also a committed voter and active community member. I was deeply dismayed to learn that special interests are pushing for very large residential developments in unincorporated areas of the county.

Please don't risk Skagit county's precious farmland and wildlands. There is still plenty of space in municipalities like Mount Vernon where new housing developments could and should be placed. Please don't let Skagit County turn into endless suburbia like Snohomish County. Preserve our farmlands and our beautiful countryside.

Thank you,

Lisa Hopkins
4914 New Woods Pl.
Mount Vernon, WA 98274

From: Don Johnson <homebrewtwo@gmail.com>
Sent: Tuesday, May 4, 2021 9:14 PM
To: Commissioners
Subject: Fully Contained Community

I am writing to voice my disapproval for the plan to build the FCC at the Avalon Golf course. There is not enough room to pack that many people in such a small space in the country. Put those housing additions in town where they belong. Not in rural farmland.

Thank you for your consideration.

Don Johnson

From: jimbetz@jimbetz.com
Sent: Tuesday, May 4, 2021 9:10 PM
To: PDS comments
Subject: Vote NO on Fully Contained Communities

Dear County Commissioners:

Please do not docket for adoption the comprehensive plan change that will allow major residential development in the Skagit countryside (LR20-4).

Skagit County should honor its commitment to send the majority of future population growth to the cities and towns. Protect the rural character of Skagit County - do not let developers turn Skagit into a suburb.

Please vote "no" on allowing Fully Contained Communities in Skagit County.
Vote "no" on docketing LR20-4.

James D. Betz and Loretta D. Betz (Voters who have NEVER missed an election in over 50 years and members of Skagit Audubon)
975 Bella Vista Lane
Burlington, Wa. 98233

From: Dave Buchan <Dave@BuchanMacek.com>
Sent: Tuesday, May 4, 2021 8:52 PM
To: Commissioners
Subject: Vote NO on Allowing Fully Contained Communities in Skagit County.

Dear Commissioners Wesen, Janicki and Browning,

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 is 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 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,

Susan Macek and David Buchan
15376 Channel Drive
La Conner, WA 98257

From: Susan Macek <susan@buchanmacek.com>
Sent: Tuesday, May 4, 2021 8:43 PM
To: PDS comments
Subject: Skagit County's 2021 Docket of Proposed Policy, Code, and Map Amendments

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

Please vote no on docketing this proposal.

Susan Macek and David Buchan
15376 Channel Drive
La Conner, WA 98257

From: Chuck and Alice Gustafson <chuck-alicegustafson@msn.com>
Sent: Tuesday, May 4, 2021 8:37 PM
To: PDS comments; Commissioners
Subject: Skagit County's 2021 Docket of Proposed Policy, Code, and Map Amendments

Dear Commissioners:

The proposal for Fully Contained Communities (FCCs) is inconsistent and in conflict with the Skagit County Countywide Planning Policies (CPP's) which have been mutually agreed to by Skagit County and local municipalities to sustainably manage growth and to 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 UGA's to accommodate existing growth projections, moving forward with docketing this proposal violates the 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 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 my strong opposition to this development which will hurt businesses in the three close cities and will start the ruin of the valley.

Charles R. Gustafson

887 Chuckanut Ridge Drive

Bow, WA 98232

From: Kaycee Barber <kaycee_barber@hotmail.com>
Sent: Tuesday, May 4, 2021 8:34 PM
To: PDS comments
Subject: Skagit County's 2021 Docket of Proposed Policy, Code, and Map Amendments

Dear Commissioners:

The proposal for Fully Contained Communities (FCCs) is inconsistent and in conflict with the Skagit County Countywide Planning Policies (CPPs) which have been mutually agreed to by Skagit County and local municipalities to sustainably manage growth and to 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 is violation of the 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,
Kaycee Barber
19938 Lei Garden Rd
Burlington, WA 98233

From: Donald Butterfield <acupuncturedoeswork@gmail.com>
Sent: Tuesday, May 4, 2021 8:32 PM
To: PDS comments
Subject: docketing LR20-4.

Dear Commissioners,

I was appalled to read that you are considering approval of a large "Fully Contained Community" in Skagit County for up to 8500 people.

How "fully contained" will this development be? Will it have it's own library, fire, police, etc. or will these costs be fobbed off on the county?

Traffic is a major concern. The nearest access to the freeway are Cook Rd. and Bow Hill Rd. Cook Rd. has a 4-way light at Hwy. 99 and is already backed up onto the freeway at times during afternoon rush hour. Bow Hill Rd. has no turn lanes or traffic light and is a short steep road up to a light before the freeway overpass.

The county desperately needs affordable housing, but from what I have read the homes in this development will be upper and upper middle class homes. They are basically a city suburb plopped in the rural part of the county. Housing of this density should be in the cities.

Thank you,
Joan Lang

From: Erbstoeszer <erbst@cnw.com>
Sent: Tuesday, May 4, 2021 8:25 PM
To: PDS comments
Subject: Docketing LR20-4

Dear County Commissioners:

Please do not docket for adoption the comprehensive plan change that will allow major residential development in the Skagit County countryside (LR20-4).
Skagit County should honor its commitment to send the majority of future population growth to the cities and towns.

Protect the rural character of Skagit County - do not let developers turn Skagit into a suburb. Vote "no" on allowing Fully Contained Communities in Skagit County. Vote "no" on docketing LR20-4.

Thank you,
Marie Erbstoeszer
217 East Division St.
Mount Vernon, WA 98274

From: Mary Ruth Holder <mruthholder@gmail.com>
Sent: Tuesday, May 4, 2021 8:22 PM
To: PDS comments
Cc: Commissioners
Subject: Docketing LR20-4

Skagit County Planning and Development Services
pdscomments@co.skagit.wa.us

Public comment on Docketing of LR20-4

Please accept our comment on the 2021 Docket of Comprehensive Plan, Land Use Map, and Development Code Amendments. We request that you **exclude** from this Docket Petitioner Application LR 20-04, Fully Contained Community (FCC) Proposal by Skagit Partners LLC seeking a Policy/Development Code Amendment and **reject** the requested Policy/Development Code Amendment.

The proposed amendment would result in the urbanization of Skagit County. The decision to allow FCCs would upend the unique character and livability of our county. In fact, the change would be so radical that it would be unconscionable for the Board of Commissioners and the Planning Department to allow the amendment in favor of FCCs in the absence of extensive public outreach about all potential impacts, and widespread public participation prior to such a decision to docket the amendment. By this, we do not mean the usual process by which the public has very little opportunity to give comments and is provided with only scant information. This momentous decision demands that the County provide a full and fully transparent extended public process and conversation.

Allowing FCCs to spread throughout our County has serious implications for *at least* the following: agricultural lands, forest lands; wildlife, including salmon; air and water quality; water supply; traffic and roadways; quality of life; public health, climate change resilience, property taxes and more. The County must address all of these foreseeable adverse impacts before considering this radical amendment for high-density city-like developments. With a projected climate crisis that will most certainly further challenge our agriculture, demand for water supply, forest lands and public health and safety why would the County now allow FCCs? Instead, it should be addressing these urgent issues rather than taking an action that would exacerbate these challenges.

FCCs lack their own municipal government. Services, including police, fire, EMS, school districts and more would come from local government service providers. If there is any gap between monies for services required and the taxes derived from the FCC residents, this would likely be made up by increases of property taxes from current Skagit residents. Local governments would also be on the hook for monies associated with new or expanded roads needed to support the numerous car trips to and from FCCs. This would also cause taxes to increase.

We agree with others who have stated that the proposed amendment would violate the state's Growth Management Act; County Wide Planning Policies; 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; and Skagit County's Comprehensive Plan, UGA designation policies. Appropriate application of all of the above mandate that FCCs should only be a remedy of last resort based on *credible*

comprehensive independent studies and full public vetting, rather than speculation and the assertions of would-be developers.

For all of the above reasons and those stated in objections to the proposal by others, we ask that you vote **NO** to docketing LR20-4.

Thank you for considering our comment.

Sincerely,
Mary Ruth and Phillip Holder
Mount Vernon, WA

c. Skagit County Board of Commissioners
commissioners@co.skagit.wa.us

From: Ken Minchella <giuncamia@gmail.com>
Sent: Tuesday, May 4, 2021 8:14 PM
To: PDS comments
Subject: Skagit County's 2021 Docket of Proposed Policy, Code, and Map Amendments

Dear Commissioners,

As a Skagit County resident, I object to the proposed changes to the code and planning policies.

NO FCC in Skagit County!

Ken Minchella

From: claudia fischer <claudiafischercns@gmail.com>
Sent: Tuesday, May 4, 2021 8:12 PM
To: PDS comments
Subject: Skagit County's 2021 Docket of Proposed Policy, Code, and Map Amendments

Greetings Skagit County Commissioners,

I would like you to know that I am strongly opposed to the proposed changes to the code and planning policies that govern land use and development in Skagit County. We should not be opening the door to the massive growth that would inevitably be a direct result of making it possible for developers to come in and create essentially suburban communities housed on rural land, impacting every aspect of life here in the county. I refer here specifically to the Fully Contained Community (a misnomer if ever there was one) "Avalon" which is being proposed to be built along the I-5 corridor just north of Burlington.

Once it's gone, that land will never again be a part of what helps to make this place so unique and lovely. The character of our county would be buried under the weight of the huge influx of people, cars, and all of the infrastructure needed to support such an increase in population. Let growth like what is being proposed happen where it should, which is closer to a large urban center that can support it. The very nature of Skagit County is rural, and that essentially rural character is precisely what offers its residents an excellent quality of life as well as providing an attractive destination for travelers and tourists.

Please don't allow decades of thoughtful planning about land use in Skagit County to be thrown out the window by eager developers who are only too happy to leverage a change in code and policies to allow for many more similar developments. Please don't give away what we treasure so much.

Sincerely,

Claudia Fischer
proud resident of Skagit County

From: sandy olsen <sandysolsen35@hotmail.com>
Sent: Tuesday, May 4, 2021 8:09 PM
To: PDS comments
Subject: "Skagit County's 2021 Docket of Proposed Policy, Code, and Map Amendments"

Dear Commissioners:

The Avalon fully contained Community Proposal is inconsistent and in conflict with the Skagit County Countywide Planning Policies which have been mutually agreed to by Skagit County and local municipalities to sustainably manage growth and to direct all urban growth into existing Urban Growth Areas.

We live on Bow Hill Road approximately two miles from this proposed high-density development. We are vehemently opposed to this development which will have a tremendous impact on traffic, as well as the farmland this development will replace.

Skagit County needs its farmland! Vote NO on this high-density development.

Fred and Sandy Olsen
18784 KIm Place
Burlington, WA 98233
360-739-2678

From: Julie Auckland <jauckland@yahoo.com>
Sent: Tuesday, May 4, 2021 8:06 PM
To: PDS comments
Subject: Skagit County's 2021 Docket of Proposed Policy, Code, and Map Amendments

Dear Commissioners:

The Avalon fully contained Community Proposal is inconsistent and in conflict with Skagit County Country Planning Policies (CPPs) which have been mutually agreed to by Skagit County and local Municipalities to sustainably manage growth and to direct all urban growth into EXISTING Urban Growth Areas.

Because there is no credible evidence that local municipalities do not have the capacity within proposal is violation of the 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 Skagit County's Comprehensive Plan, UGA designation policies and the Envision Skagit 2060 Citizens Committee Final Recommendations. Please vote No on docketing this proposal.

Sent from my iPhone

From: Karen Williamson <brierkaren@gmail.com>
Sent: Tuesday, May 4, 2021 7:55 PM
To: PDS comments
Subject: Vote NO on FCC - Fully Contained Communities in Skagit County

Don t let them pave over our Farmland!

Karen Williamson, 8048 District Line Rd, Burlington, WA 98233

From: Karen Williamson <brierkaren@gmail.com>
Sent: Tuesday, May 4, 2021 7:50 PM
To: Commissioners
Subject: Vote NO on FCC- Fully Contained Communities in Skagit County

Karen Williamson, 8048 District Line Rd, Burlington, WA 98233

Please don't pave over our Farmland!

From: Paul Sherman <pshermanpt@gmail.com>
Sent: Tuesday, May 4, 2021 7:42 PM
To: Commissioners
Subject: Avalon development

I oppose the Avalon development. It is the very definition of sprawl. We do not want Skagit County to turn into a bunch of suburban mega developments, do we? This growth can be accomplished much more creatively and with real innovation.

--
Music is the magic

Paul Sherman
360-391-6078
www.cascadiagroove.com

From: Diane Danielson <danielson.diane@yahoo.com>
Sent: Tuesday, May 4, 2021 7:36 PM
To: PDS comments
Subject: Re: Skagit County's 2021 Docket of Proposed Policy, Code, and Map Amendments

Resending with complete address information, per your requirements.

Sent with love from my iPhone (mwah!)

On May 4, 2021, at 7:33 PM, Diane Danielson <danielson.diane@yahoo.com> wrote:

Dear Commissioners:

The Avalon fully contained Community Proposal is inconsistent and in conflict with the Skagit County Countywide Planning Policies (CPPs) which have been mutually agreed to by Skagit County and local municipalities to sustainably manage growth and to 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 is violation of the 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 objection applies not only to Avalon but to any similar proposal(s) for a "fully contained community."

Thank you.

Diane Danielson

1110 16th St

Anacortes, WA 98221

Sent with love from my iPhone (mwah!)

From: Julie Auckland <jauckland@yahoo.com>
Sent: Tuesday, May 4, 2021 7:35 PM
To: Commissioners
Subject: Contained communities in Skagit County

I urge you to vote No on Contained Communities in Skagit County!

Sent from my iPhone

From: Diane Danielson <danielson.diane@yahoo.com>
Sent: Tuesday, May 4, 2021 7:33 PM
To: PDS comments
Subject: Skagit County's 2021 Docket of Proposed Policy, Code, and Map Amendments

Dear Commissioners:

The Avalon fully contained Community Proposal is inconsistent and in conflict with the Skagit County Countywide Planning Policies (CPPs) which have been mutually agreed to by Skagit County and local municipalities to sustainably manage growth and to 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 is violation of the 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 objection applies not only to Avalon but to any similar proposal(s) for a "fully contained community."

Thank you.

Diane Danielson

Anacortes

Sent with love from my iPhone (mwah!)

From: Ashley Russell <ashleyann.russell2@gmail.com>
Sent: Tuesday, May 4, 2021 7:27 PM
To: PDS comments
Subject: Skagit County's 2021 proposed policy code and map amendments

To Whom it May Concern,

As a third generation member of this community, a local Healthcare provider, and parent I am extremely opposed to the proposal of this "contained" housing development near Sedro-Woolley/ Burlington. Not only will this be a huge burden to our roads, increase traffic, and disrupt the surrounding farmlands, it will also burden our medical providers, local grocery stores...etc.

Our precious Valley is losing beautiful land to housing developments, and it is something that is irreversible. I cannot imagine a population surge of this size in such a small area being a "good thing".

Ashley Cave

From: ARNOLD BYRON <arnoldj.byron@comcast.net>
Sent: Tuesday, May 4, 2021 7:24 PM
To: Commissioners; Arnold Byron
Subject: Save our farmland and be stewards of nature

To County Commissioner Peter Browning

I reside in Commissioner District 2and am your constituent. I have recently learned that a developer is asking for approval of a huge housing development North of Burlington in the area of the Avalon Golf Course. This development which is called an FCC, Fully Contained Community, will have 8,500 residents: about the size of Burlington.

The County Commissioners should not accept that all of the unincorporated land in Skagit County is to be turned into residential housing. There are many ways to maximize the use of land within the boundaries of our cities and towns. More apartment houses and condominiums, several stories in height, can be built, even in our smaller towns and cities. Properties that hold only one house can be remade into three or more connected townhouses. We can build more homes into our present cities and towns. Say yes to wise use of our cities and towns. Say no to sprawl.

Vote NO on Fully Contained Communities. Vote NO on Docketing LR20-4.

Arnold J Byron
1717 Hillcrest Loop
Mount Vernon, WA 98274
Democratic Party Precinct Committee Officer, Mount Vernon 308

From: ARNOLD BYRON <arnoldj.byron@comcast.net>
Sent: Tuesday, May 4, 2021 7:15 PM
To: PDS comments
Subject: Fully Contained Community

To Skagit County Commissioners or to whom it may concern.

I have recently learned that a developer is asking for approval of a huge housing development North of Burlington in the area of the Avalon Golf Course. This development which is called an FCC, Fully Contained Community, will have 8,500 residents: about the size of Burlington.

The County Commissioners should not accept that all of the unincorporated land in Skagit County is to be turned into residential housing. There are many ways to maximize the use of land within the boundaries of our cities and towns. More apartment houses and condominiums, several stories in height, can be built, even in our smaller towns and cities. Properties that hold only one house can be remade into three or more connected townhouses. We can build more homes into our present cities and towns. Say yes to wise use of our cities and towns. Say no to sprawl.

Vote NO on Fully Contained Communities. Vote NO on Docketing LR20-4.

Arnold J Byron
1717 Hillcrest Loop
Mount Vernon, WA 98274
Democratic Party Precinct Committee Officer, Mount Vernon 308

From: Gmail <simons.apex@gmail.com>
Sent: Tuesday, May 4, 2021 6:53 PM
To: Commissioners
Subject: No on high density

Dear Skagit County Board of Commissioners:

Corporate developers-seeking to build a new community in Skagit County-are petitioning the Board of County Commissioners to construct a mega subdivision known as a Fully Contained Community (FCC) just 3 miles north of the City of Burlington.
*ALL of the county's Comprehensive Planning Documents that have been adopted with public participation for the last 32 years have said NO to Sprawl.
*The only public hearing the Board of County Commissioners is holding on this critically important issue is THIS Monday at 10:00 am-buried in with a dozen other proposals.
*The project proponents would crowd 8,500 people into only 585 acres of buildable land within 1,244 total acres of the project site.
THIS would be the highest density development ever in Skagit County history.

I would ask you to vote NO!

Matt Simons
Skagit County resident and voter

From: Kelley Woods <kelleytwoods@hotmail.com>
Sent: Tuesday, May 4, 2021 6:36 PM
To: Commissioners
Subject: Re: Fully Contained Communities

Dear Commissioners:

Please don't open the floodgates, which have already been leaking. There is an unending flow of humanity fleeing other locations, eyeing beautiful Skagit County. Approving this huge project north of Burlington not only overwhelms the existing infrastructure and environment, but it also signals to others that Skagit County is for sale. Let's not sell out what makes this area so special, what so many have fought to preserve: a sense of serenity in a chaotic world.

When considering your vote for approving Fully Contained Communities, please think about the price that will be paid by the community that is already here. You are entrusted to support the interests of the people of your Valley and that includes those of us who want to stay and continue enjoying all that it has to offer.

Sincerely,

Kelley T. Woods
(360) 333-8577
5080 Lake Erie Way
Anacortes, WA 98221

From: marylee chamberlain <mchamberlain07@gmail.com>
Sent: Tuesday, May 4, 2021 6:25 PM
To: PDS comments
Subject: Comp Plan Ammendment - Docketing LR20-4

Dear County Commissioners:

I want to urge you not to "docket for adoption" the comprehensive plan change that will allow major residential development in the Skagit Countryside. I am referring to LR20-4 and this is not the path we should be taking as a County. Please stay strong with the county commitment to grow our future population by directing that growth to the existing cities and towns.

Directing growth within the designated urban growth boundaries is the right path forward as this will protect the rural character and agricultural nature of our county.

I would like to see you all vote "NO" on allowing the establishment of Fully Contained Communities in Skagit County. So, please vote "NO" on docketing LR20-4.

Thank You!
MaryLee Chamberlain
PO Box 522
La Conner. WA 98257

From: Schlobohms <emmie@schlobohms.org>
Sent: Tuesday, May 4, 2021 6:06 PM
To: PDS comments
Subject: Skagit County's 2021 Docket of Proposed Policy, Code, and Map Amendments

Dear Commissioners:

The proposal for Fully Contained Communities (FCCs) is inconsistent and in conflict with the Skagit County Countywide Planning Policies (CPPs) which have been mutually agreed to by Skagit County and local municipalities to sustainably manage growth and to 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 is violation of the 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.

Emma Schlobohm
1716 8th St.
Anacortes, WA 98221

From: Helen Bassler <helena@wavecable.com>
Sent: Tuesday, May 4, 2021 5:42 PM
To: PDS comments
Subject: Skagit County's 2021 Docket of Proposed Policy, Code, & Map Amendments

To Whom I hope this DOES Concern:

I am in FULL AGREEMENT with the following:

> 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 is 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.

Furthermore, I wish to add that I am exceedingly concerned about the unquestionable effects of this high density area's inevitable and apparently unconsidered impact on our environment (including additional air, water, and light pollution), on our precious, IRREPLACEABLE topsoils and farmlands, on our wildlife (particularly migratory birds such as our wintering Swans), on the impact this may have for the many tourists who come to enjoy the UNIQUE beauty of the landscapes of Skagit County, and to many other unforeseen consequences of such a proposal. At a perilous time in our country's future, every single project must be re-imagined to take the UTMOST CARE for every possible environmental impact, as well as the impact on the quality of ALL our lives.

VOTE NO.

From: Mrs. Helen Bassler
15788 Kamb Rd.
Mount Vernon, WA 98273

From: SA Stern <sastern.wa@gmail.com> on behalf of SA Stern <sstern.wa@gmail.com>
Sent: Tuesday, May 4, 2021 5:38 PM
To: PDS comments
Subject: Skagit County 2021 Docket Proposed Policy Code & Map Ammendments

Two more voters voicing their strong opposition to throwing over long-standing rules for one over zealous out-of- state developer's pipe-dream of housing 8,500 people on Skagit Valley agricultural land. The list of reasons for why this is not a favorable choice for our county is long and obvious. Please count Skagit residents Stuart and Sally Stern with those citizens firmly opposed to allowing this erroneously labeled Fully Contained Community in Skagit County - not now, not ever.
Thank you,
Stuart & Sally Stern
801 So. 11th street
Mount Vernon, WA 98274

From: gretchen KLIKA <gklika@comcast.net>
Sent: Tuesday, May 4, 2021 5:28 PM
To: Commissioners
Subject: Re: 2021 Comprehensive Plan Amendments, LR20-04 Fully Contained Community proposal.

Dear County Commissioners,

I implore you to prohibit the construction of fully contained communities in our beloved farm-centered Skagit County. People from far and near visit our area for its beauty and commitment to sustainable farmland. Why would we then jeopardize this by allowing such an environmentally destructive development, too many people, too many car emissions, too much land eradication, and the traffic--oh my gosh!

We have lived here for 15 years and in that time have observed far too many housing developments. I realize that some future development is necessary, but let's not destroy our county's rural beauty in the process. There are better ways.

Vote "no" on docketing LR20-04. Thank you.

Gretchen J. Klika
Jerry G. Klika
4519 Beaver Pond Drive North
Mount Vernon, WA

From: Rachel Macmorran <macmorran.arch@gmail.com>
Sent: Tuesday, May 4, 2021 5:19 PM
To: PDS comments
Subject: Skagit County's 2021 Docket of Proposed Policy, Code, and Map Amendments

Please refuse the proposed "FCC" north of Burlington. This would have a catastrophic impact on traffic, schools, health care, pollution, the list goes on and on. This is not wise or considered development.

Sincerely—
Rachel Macmorran
Anacortes

Sent from my iPhone

From: nichole kean <colekean@gmail.com>
Sent: Tuesday, May 4, 2021 5:11 PM
To: PDS comments
Subject: Skagit County's 2021 Docket of Proposed Policy, Code, and Map Amendments

Dear Commissioners:

The proposal for Fully Contained Communities (FCCs) is inconsistent and in conflict with the Skagit County Countywide Planning Policies (CPPs) which have been mutually agreed to by Skagit County and local municipalities to sustainably manage growth and to 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 is violation of the 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.

Nichole kean

5702 Rosario Way

Anacortes, 98221

From: A. Skinner <annlskinner@yahoo.com>
Sent: Tuesday, May 4, 2021 5:04 PM
To: PDS comments
Subject: Self contained communities-LR20-4
Attachments: Fully Contained Communities comment ltr-R.docx

Dear County Commissioners and staff,

Please accept into the record the attached comments regarding the addition of Self Contained Communities to the Comprehensive Plan amendment docket.

Thank you
Ann Skinner

From: Bettinger Coizie <coizie.bettinger@gmail.com>
Sent: Tuesday, May 4, 2021 4:41 PM
To: PDS comments
Subject: Avalon 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 is 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 do not want this kind of sprawl in our community. Nor the crowding of so many people in a small area, creating traffic and the necessity of many services not located there. Please be reasonable and follow the planning policies already established. Thank you for your consideration.

Coizie Bettinger
La Conner

From: Jere LaFollette <jere.lafollette@gmail.com>
Sent: Tuesday, May 4, 2021 4:39 PM
To: PDS comments
Subject: Opposition to a proposal for a Mega Development North of Burlington

To - Skagit County Planning & Development Services

I understand that a proposal has been put forward to construct a subdivision, described as a "fully contained community," in a rural area approximately three miles north of Burlington. **I would like to express my strong opposition to this proposal or any other efforts to establish residential developments in agricultural or rural areas in violation of long-standing County planning policies and the Skagit County Comprehensive Growth Management plan.**

I would suggest that municipalities continue to examine planning and zoning regulations to encourage and support the development of housing, and particularly low-income housing, with in existing municipal boundaries. There is a great deal of undeveloped land and under-utilized property within our existing communities. We need to focus our efforts here rather than build in our unincorporated, rural, forested, or agricultural areas.

Your attention to this matter is appreciated!

Sincerely,

Jere LaFollette

203 South 5th Street

Mount Vernon, WA 98273

360 336 3267

From: Jere LaFollette <jere.lafollette@gmail.com>
Sent: Tuesday, May 4, 2021 4:31 PM
To: PDS comments
Subject: Keep Rural Skagit Rural!

RE: Opposition to a proposal for a Mega Development North of Burlington

Dear Commissioners,

I understand that a proposal has been put forward to construct a subdivision, described as a "fully contained community," in a rural area approximately three miles north of Burlington. **I would like to express my strong opposition to this proposal or any other efforts to establish residential developments in agricultural or rural areas in violation of long-standing County planning policies and the Skagit County Comprehensive Growth Management plan.**

I would suggest that municipalities continue to examine planning and zoning regulations to encourage and support the development of housing, and particularly low-income housing, with in existing municipal boundaries. There is a great deal of undeveloped land and under-utilized property within our existing communities. We need to focus our efforts here rather than build in our unincorporated, rural, forested, or agricultural areas.

Your attention to this matter is appreciated!

Sincerely, Jere LaFollette

From: Betty Adams <badams3337@gmail.com>
Sent: Tuesday, May 4, 2021 4:29 PM
To: PDS comments
Subject: Against self contained communities

Dear Commissioners:

The proposal for Fully Contained Communities (FCCs) is inconsistent and in conflict with the Skagit County Countywide Planning Policies (CPPs) which have been mutually agreed to by Skagit County and local municipalities to sustainably manage growth and to 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 is violation of the 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 our opinions

Betty and Elwin Adams

1716 35th Place

Anacortes, WA 98221

From: Ellen J <ellenaj50@yahoo.com>
Sent: Tuesday, May 4, 2021 4:25 PM
To: Commissioners
Subject: Fully Contained Communities in Skagit County.

I am STRONGLY AGAINST **allowing Fully Contained Communities in Skagit County.**

Please continue to fight against this request. Our valley is already straining it's boundaries & another 30000+ vehicles along with necessary services will make Skagit County a substantially less desirable place to live.
As a lifetime resident, I already feel like we are losing our peaceful way of life. Please continue to fight against these types of plans.
Thanks for your consideration.

From: Kristina Krause <kristina.kek@gmail.com>
Sent: Tuesday, May 4, 2021 4:03 PM
To: PDS comments
Subject: Docketing LR20-4

Dear County Commissioners:

Please do not docket for the adoption of the comprehensive plan change that will allow major residential development in the Skagit countryside (LR20-4).

Skagit County should honor its commitment to send the majority of future population growth to the cities and towns. Density is best where the community also has easy access to resources for basic needs like food and healthcare - putting dense communities out in our beautiful landscape will diminish tourism and increase traffic through the valley.

Protect the rural character of Skagit County - do not let developers turn Skagit into a suburb. Vote "no" on allowing Fully Contained Communities in Skagit County. Vote "no" on docketing LR20-4.

Best,
Kristina Krause
925 North 17th St
Mount Vernon, WA 98273

--
Kristina Krause
206 550 5680

From: Jane Brandt <vjbrandt@hotmail.com>
Sent: Tuesday, May 4, 2021 3:48 PM
To: PDS comments
Subject: Docketing LR20-4

Dear County Commissioners:

Please do not docket for adoption the comprehensive plan change that would allow major residential development in the Skagit countryside.
(LR20-4)

Protect the rural character of Skagit county. Vote no on allowing Fully Contained Communities in Skagit County. Vote no on docketing LR20-4.

Sincerely
V Jane Brandt
3936 W. 12th Street
Anacortes, WA 98221

Sent from Mail for Windows 10

From: Carla Helm <carlajhelm@comcast.net>
Sent: Tuesday, May 4, 2021 3:39 PM
To: PDS comments
Cc: fithian11@comcast.net
Subject: Skagit County LR20-4 - Vote NO
Attachments: Docket LR20-4.docx

See attached letter.

Thank you,
Carla Helm

From: kreim@earthlink.net
Sent: Tuesday, May 4, 2021 3:35 PM
To: PDS comments
Cc: Rachel Renee Reim-Ledbetter
Subject: Docketing LR 20-4

To the County Commissioners:
On behalf of our family, who like each of you share a love for Skagit County, we are requesting you reject any effort to build fully contained communities anywhere in this county. We know, as we believe you do, the desirable plan of action is to support stronger infrastructures in our current cities and towns, to encourage and promote in-filling on available properties and buildings that now stand empty. It means continuing dedicated, collaborative county-wide efforts for affordable housing with strong, dependable transportation systems to decrease the dependency on automobiles. It means building sustainable services in health care and access to recreation in the existing areas as the population grows. It will demand a clear focus and a level of cooperation on the part of all our elected leaders and all of us as citizens in this turning point in our history.
I hope you share these goals. We have work to do with a united vision and finding common ground. We are counting on you.
Sincerely, Kathy and Robert Reim
Rachel and Tammy Reim-Ledbetter
23262 Meadow View Lane
Sedro-Woolley, WA 98284
360 856 4676

From: Mary Gleason <marygleason47@gmail.com>
Sent: Tuesday, May 4, 2021 3:33 PM
To: PDS comments; Mary Gleason
Subject: NO! on Fully Contained Communities

I am hoping that all three county commissioners will vote against the Avalon Fully Contained Community. It would be neither fully contained with services and goods that would be needed and there would be a huge number of new dwellings. The amount of traffic would increase tremendously as would the population of Skagit County.

I implore you to vote **against** the Avalon Fully Contained Community. Think of our farmland and quality of life here.

Thank you for listening to my concerns.

Mary Gleason
1902 Highland Drive
Anacortes,WA 98221
360/588-8205

From: Shirley Scott <frodo_dog@icloud.com>
Sent: Tuesday, May 4, 2021 3:23 PM
To: PDS comments
Subject: LR20-4

County Commissioners:

Please protect the rural character of Skagit County - do not let developers turn Skagit into a suburb. Vote "no" on allowing Fully Contained Communities in Skagit County. Vote "no" on docketing LR20-4.

Shirley Scott
10459 Wallen Rd
Bow WA 98232

Sent from my iPhone

From: lindajeancastell <lindajeancastell@aol.com>
Sent: Tuesday, May 4, 2021 3:08 PM
To: Commissioners; pdscommrmts@co.skagit.wa.us
Subject: Skagit County's 2021 Docket of Proposed policy, code and map amendments

Dear Commissioners,
The Avalon fully contained Community Proposal should not be docketed as it will not be contained but will spill out into the surrounding county in terms of additional stressors on infrastructure, water supply, schools, health services and potentially be harmful to the environment, especially the Samish River.
Additionally, it is counter to decisions already made by the county and municipalities regarding how to sustainably manage growth and to direct all urban growth into EXISTING Urban Growth areas.
So, please Vote NO on docketing this proposal.
Thank you.

Linda Castell
3080 Colony Mountain Ln
Bow, WA
98232
360-766-4279

From: Sally Doran <sallydoran80@icloud.com>
Sent: Tuesday, May 4, 2021 3:07 PM
To: Commissioners
Cc: Doran
Subject: Fully Contained Communities

In the 50 years that I have lived in Skagit county, I have seen a slow erosion of the concept of a rural community.. In all cases the need for development has been eloquently presented by one developer or another…..all with a significant monetary interest. Skagit Valley is unique in Washington state. It provides for a unique and desirable way of life, not only for the residents, but for the large (and getting larger) visitors. Snohomish county chose to become give up its rural nature. The lose to life-style is vivid. It is my great hope that we have a group of commissioners with the ability to project the changes proposed into the future.

As we all know : natural areas that are sold away can never be reclaimed. Is that what the commissioners want for their own families and all the families who have worked so hard to maintain this beautiful area?

Thank you,
Sally Doran
14442 Jura Lane
Anacortes, Washington

From: Alexandria C. <acorne92@gmail.com>
Sent: Tuesday, May 4, 2021 3:04 PM
To: Commissioners
Subject: Say no to sprawl!

Please vote NO on allowing Fully Contained Communities in Skagit County. Our farmland is far to important to the identity and economy of the skagit valley.

Thank you

From: Joyce <expressing.joyce@gmail.com>
Sent: Tuesday, May 4, 2021 3:02 PM
To: Commissioners
Subject: Vote "no" on docketing LR20-4.

Dear County Commissioners:

Please protect the rural and agricultural areas of Skagit County - do not let developers turn Skagit into a suburb. **Vote "no"** on allowing Fully Contained Communities in Skagit County. **Vote "no" on docketing LR20-4.**

This comprehensive plan change **(LR20-4)** will allow major residential development in the Skagit countryside. Skagit County should honor its commitment to send the majority of future population growth to the cities and towns.

Name: Joyce A. Siniscal
Address 429 Cayuse Place, La conner, WA 98257 (PO Box 137)

From: sharon sackett <sackett814@gmail.com>
Sent: Tuesday, May 4, 2021 3:01 PM
To: PDS comments
Subject: Skagit County's 2021 Docket of Proposed Policy, Code, and Map Amendments

Dear Commissioners,
I am writing to urge you to vote NO on allowing Skagit farmland to be turned into a newly planned community. Cramming over 8,000 people into 585 buildable acres can be considered 'density vs sprawl' but do not be deceived... or allowed to be cajoled into steering away from current zoning and planning. This proposal does not align with the Skagit County's Comprehensive Plan, UGA designation policies and the Envision Skagit 2060 Citizen Committee Final Recommendations.

Please vote NO to allowing fully contained communities in Skagit County.

Sharon Sackett
521 North 15th St
Mount Vernon, WA 98273

From: sharon sackett <sackett814@gmail.com>
Sent: Tuesday, May 4, 2021 3:01 PM
To: Commissioners
Subject: .Skagit County's 2021 Docket of Proposed Policy, Code, and Map Amendments

Dear Commissioners,
I am writing to urge you to vote NO on allowing Skagit farmland to be turned into a newly planned community. Cramming over 8,000 people into 585 buildable acres can be considered 'density vs sprawl' but do not be deceived... or allowed to be cajoled into steering away from current zoning and planning. This proposal does not align with the Skagit County's Comprehensive Plan, UGA designation policies and the Envision Skagit 2060 Citizen Committee Final Recommendations.

Please vote NO to allowing fully contained communities in Skagit County.

Sharon Sackett
521 North 15th St
Mount Vernon, WA 98273

From: David Trinidad <david717trinidad@gmail.com>
Sent: Tuesday, May 4, 2021 2:53 PM
To: PDS comments
Subject: Skagit County's 2021 Docket of Proposed Policy, Code, and Map Amendments

Dear Commissioners:

The proposal for Fully Contained Communities (FCCs) is inconsistent and in conflict with the Skagit County Countywide Planning Policies (CPPs) which have been mutually agreed to by Skagit County and local municipalities to sustainably manage growth and to 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 is violation of the 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.

-David Trinidad Santiago

414 Avon Ave

Burlington, WA 98233

From: Amy Davison <roney1@wavecable.com>
Sent: Tuesday, May 4, 2021 2:48 PM
To: Commissioners
Subject: Docking LR20-4

Dear County Commissioners:

Please do not docket for adoption the comprehensive plan change that will allow major residential development in the Skagit countryside (LR20-4).
Skagit County should honor its commitment to send the majority of future population growth to the cities and towns.

Protect the rural character of Skagit County - do not let developers turn Skagit into a suburb. Vote "no" on allowing Fully Contained Communities in Skagit County. Vote "no" on docketing LR20-4.

Amy Hockaday
5124 Roney Rd
Bow Wa, 98232

Sent from my iPhone

From: jfenswick@sonic.net
Sent: Tuesday, May 4, 2021 2:26 PM
To: PDS comments
Subject: Subject line: Docketing LR20-4 - CONSULTATION WITH TRIBES

I see the Commissioners and Planning Department are imminently planning to approve locating Fully Contained Communities (FCCs) on rural lands throughout Skagit County, and I wonder whether there has been free, prior, and informed consultation with the local Tribes regarding this decision, as required by law?

Because there can be zero doubt that flooding our landscape with fully contained communities will most certainly have significant impact to Tribal communities.

If consultation has not occurred, I would strongly advise you spare yourselves the time, expense, and bad optics of a protracted court battle, and adhere to the laws of the land by consulting the Tribes **prior** to moving ahead with this urban plan.

Sincerely,

Jennifer Fenswick

P.O. Box 2552

Mt. Vernon, WA 98273

From: Michael Bart <bartnutfarm@gmail.com>
Sent: Tuesday, May 4, 2021 2:22 PM
To: Liz Bart; PDS comments
Subject: Re: Please Do not Approve This Project: Avalon: Skagit County's 2021 Docket of Proposed Policy, Code, and Map Amendments

Full mailing address:

5207 Filbert Ln
Bow, Wa 98232

On Tue, May 4, 2021 at 2:19 PM Michael Bart <bartnutfarm@gmail.com> wrote:

> Dear Commissioners:
>
> The Avalon fully contained Community Proposal is inconsistent and in conflict with the Skagit County Countywide Planning Policies (CPPs) which have been mutually agreed to by Skagit County and local municipalities to sustainably manage growth and to 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 is violation of the 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,
>
> Michael Bart,
>
> Bow, Wa 98232
>
> Sent from my iPad

--
Michael Bart

From: REDD, Susan <redd2cv@gmail.com>
Sent: Tuesday, May 4, 2021 2:21 PM
To: PDS comments
Cc: Commissioners
Subject: Please vote "no" on docketing LR20-4

4 May 2021

Greetings!

Help us preserve the rural nature (no pun intended) of Skagit County. We have all the services we could dream of -- excellent medical care, grocery stores, shopping & thrift stores, housing, a plethora of places of worship, cultural opportunities (Lincoln Theatre, MacIntyre Hall, Scottish Center, cinemas, choir groups, clubs, senior centers), educational programs in schools, a community college, access to trade schools, proximity to two major cities, Vancouver, BC, and Seattle, farmers' markets, a tulip festival that draws people from afar.

Help us have the balance of life that comes with the presence of horses, pigs, cows, goats, birds, streams, bays, lakes, ocean, trees, snow-covered mountains, open fields, wild blackberries, strawberry fields, raspberry, blueberry bushes, good soil.

Reject major residential development in the Skagit countryside (LR20-4).

Cement "***ain't where it's at!***"

Cordially,
Susan Redd
20145 Cook Road, Burlington WA 98233
360.757.1600
* * * * * * * *

From: Kathy huckleberry <ceramicvisions@nwfirst.com>
Sent: Tuesday, May 4, 2021 2:20 PM
To: PDS comments
Subject: Fwd: Subject line: Docketing LR20-4

Dear County Commissioners:

Please do not docket for adoption the comprehensive plan change that will allow major residential development in the Skagit countryside (LR20-4).
Skagit County should honor its commitment to send the majority of future population growth to the cities and towns.
Protect the rural character of Skagit County - do not let developers turn Skagit into a suburb.

Vote "no" on allowing Fully Contained Communities in Skagit County.

Vote "no" on docketing LR20-4.

Regards,
Kathy Huckleberry
10883 Samish Island Rd.
Bow WA 98232

From: Michael Bart <bartnutfarm@gmail.com>
Sent: Tuesday, May 4, 2021 2:20 PM
To: PDS comments
Subject: Please Do not Approve This Project: Skagit County's 2021 Docket of Proposed Policy, Code, and Map Amendments

Dear Commissioners:

The Avalon fully contained Community Proposal is inconsistent and in conflict with the Skagit County Countywide Planning Policies (CPPs) which have been mutually agreed to by Skagit County and local municipalities to sustainably manage growth and to 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 is violation of the 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,

Michael Bart,

Bow, Wa 98232

Sent from my iPad

From: Kathryn Gray <kathrynjgray12@gmail.com>
Sent: Tuesday, May 4, 2021 2:17 PM
To: Commissioners
Subject: LR20-4 Vote NO

>
> Dear County Commissioners,
>
> Please Vote NO on LR20-4 & retain the rural beauty of our county. We moved here after retirement from "the cities" to the south with the intention of finding a strong quality of rural life in the Skagit countryside. We reside on Samish Island, a strong example of the peace and serenity we long searched for. Just the short drive from Conway through the countryside to our island dropped blood pressure and urban tensions ten fold. We don't mind the 30 minute drive for groceries or amenities. We rarely venture to I-5 or even highway 20. We like the "back roads", the forest, ocean & Mountain View's. Watching eagles, herons and Trumpeter swans and snow geese that flock to our serene environment in Skagit County is a gift. Two recent Skagit Land Trust purchases on and adjacent to the island support exactly that purpose. We have enough of the Bellevue/Seattle/Suburban weekend brigade & intrusions into our peaceful life style driving their motorcycles, automobiles, boats, bicycles, etc. & throwing their trash along the roads and highways & beaches that we end up picking up before they leave for their urban "homes" to the south. We don't want further urban sprawl encroaching & ruining this pristine, natural environment that is a true gem for this and future generations. Vote NO on LS20-4.
>
> Respectfully,
> Drs. Richard and Kathryn Lyons
> Samish Island - Bow, WA 98232
>
>
>
> Sent from my iPhone

From: Barbera Brooks <bbrooks@bbrooks.com>
Sent: Tuesday, May 4, 2021 2:02 PM
To: PDS comments
Subject: Mega development proposed

North of Burlington, which I am against because it is at odds with y/our stated position on no further sprawl for Skagit County. You committed to urban infill- not urban sprawl. I am deeply disappointed in your inability to walk your own talk. You can't be trusted and therein lies the disconnect. Between insufferable pollution in the valley and cheap construction this magical place will lose its future potential to be an example for constructive innovative solutions and possibilities.

Thank you for considering my urging you to vote against this proposal.

Barbera Brooks
PO Box 329
Conway, WA 98238

415-244-6070
bbrooks@bbrooks.com

From: Jerry Eisner <stardoc2@gmail.com>
Sent: Tuesday, May 4, 2021 1:45 PM
To: PDS comments
Subject: Docketing LR20-4

Dear County Commissioners:

Please do not docket for adoption the comprehensive plan change that will allow major residential development in the Skagit countryside (LR20-4).

Skagit County should honor its commitment to send the majority of future population growth to the cities and towns.

Protect the rural character of Skagit County - do not let developers turn Skagit into a suburb. Vote "no" on allowing Fully Contained Communities in Skagit County. Vote "no" on docketing LR20-4.

Jerry Eisner MD
Marilyn Eisner
1618 E Broadway, Mt Vernon, WA 98274

From: Donna Leonetti <leonetti@uw.edu>
Sent: Tuesday, May 4, 2021 1:38 PM
To: Commissioners
Subject: (LR20-4)

Dear County Commissioners:

Please do not docket for adoption the comprehensive plan change that will allow major residential development in the Skagit countryside (LR20-4).

Skagit County should honor its commitment to send the majority of future population growth to the cities and towns.

Protect the rural character of Skagit County - do not let developers turn Skagit into a suburb. Vote "no" on allowing Fully Contained Communities in Skagit County. Vote "no" on docketing LR20-4.

Frank and Donna Leonetti
11577 Blue Heron Rd, Bow, WA

From: Sharon Green <shrnlgrn@gmail.com>
Sent: Tuesday, May 4, 2021 1:40 PM
To: Commissioners
Subject: Preserve Farmland

Dear Commissioners:

The Avalon fully contained Community Proposal is inconsistent and in conflict with the Skagit County Countywide Planning Policies (CPPs) which have been mutually agreed to by Skagit County and local municipalities to sustainably manage growth and to 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 is violation of the 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.

Once the farm land is gone, it is gone forever. That's what I love about the Skagit valley, this will be a form or urban sprawl, what we do not want in this valley.

Best Regards

Sharon Green

From: Brad Clure <brad@clure.com>
Sent: Tuesday, May 4, 2021 1:39 PM
To: PDS comments
Subject: Please do NOT allow major residential development in the Skagit countryside (LR20-4)

Dear County Commissioners:

Please do not docket for adoption the comprehensive plan change that will allow major residential development in the Skagit countryside **(LR20-4).**

Skagit County should honor its commitment to send the majority of future population growth to the cities and towns.

Protect the rural character of Skagit County - do not let developers turn Skagit into a suburb.

Vote "no" on allowing Fully Contained Communities in Skagit County. Vote "no" on docketing LR20-4.

Full Name: Bradley H. Clure
Address: 12314 Maple Crest Dr, Burlington, WA 98233

My Best Regards, Brad Clure

Bradley H. Clure / Brad@Clure.com
360.610.7378 Skagit / 360.920.3958 Whatcom
Zoom ID / Pass & Link: 3606107378 / 98233
www.MoveToAmend.Org Senator Whitehouse (RI) on the Climate Beast

From: Karrie Sanderson <karrie.sanderson@gmail.com>
Sent: Tuesday, May 4, 2021 1:39 PM
To: pdscomments@skagit.co.wa.us; Commissioners
Subject: NO on Docketing LR20-4

Dear County Commissioners:

Please do **NOT** docket for adoption the comprehensive plan change that will allow major residential development in the Skagit countryside (LR20-4).
Skagit County should honor its commitment to ensure the majority of future population growth is in existing cities and towns.

It is vitally important to protect the rural character of Skagit County - do not let developers turn Skagit into a suburb. Vote "no" on allowing Fully Contained Communities in Skagit County.

Vote "no" on docketing LR20-4.

Karrie Sanderson
10362 Halloran Road
Bow, WA 93232
206-660-8092

From: Jeremy Harrison-Smith <jharrisonsmith@gmail.com>
Sent: Tuesday, May 4, 2021 1:34 PM
To: Commissioners
Subject: Docketing LR20-4

Dear County Commissioners:

Please do not docket for adoption the comprehensive plan change that will allow major residential development in the Skagit countryside (LR20-4).

Skagit County should honor its commitment to send the majority of future population growth to the cities and towns.

Protect the rural character of Skagit County - do not let developers turn Skagit into a suburb. Vote "no" on allowing Fully Contained Communities in Skagit County. Vote "no" on docketing LR20-4.

Sincerely,

Jeremy Harrison-Smith
PO Box 245
Clear Lake, WA 98235

From: Jeremy Harrison-Smith <jharrisonsmith@gmail.com>
Sent: Tuesday, May 4, 2021 1:31 PM
To: PDS comments
Subject: Docketing LR20-4

Dear County Commissioners:

Please do not docket for adoption the comprehensive plan change that will allow major residential development in the Skagit countryside (LR20-4).

Skagit County should honor its commitment to send the majority of future population growth to the cities and towns.

Protect the rural character of Skagit County - do not let developers turn Skagit into a suburb. Vote "no" on allowing Fully Contained Communities in Skagit County. Vote "no" on docketing LR20-4.

Sincerely,

Jeremy Harrison-Smith
PO Box 245
Clear Lake, WA 98235

From: Susanne Margol Holmes <sam@smith-margol.com>
Sent: Tuesday, May 4, 2021 1:27 PM
To: PDS comments
Subject: Skagit County's 2021 Docket of Proposed Policy, Code, and Map Amendments

Dear Commissioners:

The Avalon fully contained Community Proposal is inconsistent and in conflict with the Skagit County Countywide Planning Policies (CPPs) which have been mutually agreed to by Skagit County and local municipalities to sustainably manage growth and to 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 is violation of the 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.

Susanne Margol Holmes
PO Box 276
Anacortes, WA 98221

From: Clay M. Thompson <clay@creativecreek.com>
Sent: Tuesday, May 4, 2021 1:23 PM
To: PDS comments
Subject: LR20-4 Docketing comment

Dear County Commissioners,

Please do not docket for adoption the comprehensive plan change that will allow major residential development in the Skagit countryside (LR20-4). Skagit County should honor its commitment to send the majority of future population growth to the cities and towns.

I live on Camano Island and frequently go to Skagit County for shopping and tourism. The rural character of Skagit County and especially the farms and forested areas should be protected for future generations.

Please do not let developers turn Skagit into a suburb. Vote "no" on allowing Fully Contained Communities in Skagit County. Vote "no" on docketing LR20-4.

Warm regards,

Clay M. Thompson
2188 Lowell Point Road
Camano Island, WA 98282

--

CREATIVE CREEK, LLC
Engineering with Software

Dr. Clay M. Thompson, President & Developer clay@creativecreek.com
Specializing in Machine Learning, custom MATLAB and Python software.

From: The Pelletiers <4apelletier@comcast.net>
Sent: Tuesday, May 4, 2021 1:20 PM
To: PDS comments
Subject: Say NO to the Avalon Fully Contained Community Proposal

Anthony and L Kristen Pelletier
3403 W 5th Street
Anacortes, WA 98221

Dear Commissioners:

The Avalon fully contained Community Proposal is inconsistent and in conflict with the Skagit County Countywide Planning Policies (CPPs) which have been mutually agreed to by Skagit County and local municipalities to sustainably manage growth and to 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 is violation of the 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: Jennifer Weeks <jenniferweeks00@gmail.com>
Sent: Tuesday, May 4, 2021 1:14 PM
To: PDS comments
Subject: Docketing LR20-4

Dear County Commissioners:

Please do not docket for adoption the comprehensive plan change that will allow major residential development in the Skagit countryside (LR20-4).

Skagit County and its rural, working agricultural landscape is a gem in our region. It is so important that we continue to foster small farms to keep our food source local.

Please honor the county commitment to send the majority of future population growth to the cities and towns. Infill- not sprawl will keep our area magical and healthy for all of us.

Please do not let pressure from developers sway you. Vote "no" on allowing Fully Contained Communities in Skagit County. Vote "no" on docketing LR20-4.

Sincerely,
Jennifer Weeks
2708 Walnut St
Bellingham, WA
Former resident of Skagit County and employed there for many years.

From: Sue-Ann Gifford <sueannmarie@hotmail.com>
Sent: Tuesday, May 4, 2021 1:06 PM
To: Commissioners
Subject: Please *Vote NO* on allowing Fully Contained Communities in Skagit County

Dear Commissioners,

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

Sincerely,

Sue-Ann Gifford
274 Chuckanut Point Rd
Bellingham, WA 98229

From: Sue-Ann Gifford <sueannmarie@hotmail.com>
Sent: Tuesday, May 4, 2021 1:06 PM
To: Commissioners
Subject: Please *Vote NO* on allowing Fully Contained Communities in Skagit County

Dear Commissioners,

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

Sincerely,

Sue-Ann Gifford
274 Chuckanut Point Rd
Bellingham, WA 98229

From: Sue Roane <sjr114@yahoo.com>
Sent: Tuesday, May 4, 2021 1:06 PM
To: PDS comments
Subject: Fw: Failure Notice

----- Forwarded Message -----
From: "mailer-daemon@yahoo.com" <mailer-daemon@yahoo.com>
To: "sjr114@yahoo.com" <sjr114@yahoo.com>
Sent: Tuesday, May 4, 2021, 08:18:52 AM PDT
Subject: Failure Notice

Sorry, we were unable to deliver your message to the following address.

<PDcomments@Skagit.wa.us>:
No mx record found for domain=Skagit.wa.us

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

Suburban sprawl is an unacceptable future for Skagit County. I remember when the area north of Peterson Road in Burlington was farmland. Now it has no beauty. The before and after comparison is sad beyond words. The farmland is gone. **We can't get that back!**

What is being proposed is an abomination. It is not self contained. It does not celebrate Skagit County. It sprawls and pollutes. Have you considered the future impact of saying more thirsty lawns, fertilizer, weed killer, pavement and loss of natural environment is OK? **It's a new world**, **THAT'S NOT OK ANYMORE!** I realize there are population pressures but **there are better ideas out there!** The Burlington mall self contained community was one of them.

Please say no. Please steer Skagit County towards innovative environmentally friendly growth.

Build up, blend in, self contain, surround with natural beauty.

Sue Roane
Blodgett Road, Mount Vernon

From: Sue-Ann Gifford <sueannmarie@hotmail.com>
Sent: Tuesday, May 4, 2021 1:05 PM
To: PDS comments
Subject: Skagit County's 2021 Docket of Proposed Policy, Code, and Map Amendments

Dear Commissioners: The Avalon fully contained Community Proposal is inconsistent and in conflict with the Skagit County Countywide Planning Policies (CPPs) which have been mutually agreed to by Skagit County and local municipalities to sustainably manage growth and to 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 is violation of the 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,

Sue-Ann Gifford
274 Chuckanut Point Rd
Bellingham, WA 98229

From: The Pelletiers <4apelletier@comcast.net>
Sent: Tuesday, May 4, 2021 1:05 PM
To: PDS comments
Subject: Say NO to the Avalon Fully Contained Community Proposal

Dear Commissioners:

The Avalon fully contained Community Proposal is inconsistent and in conflict with the Skagit County Countywide Planning Policies (CPPs) which have been mutually agreed to by Skagit County and local municipalities to sustainably manage growth and to 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 is violation of the 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: Martha Hall <pondfrog.mh@gmail.com>
Sent: Tuesday, May 4, 2021 1:02 PM
To: PDS comments
Subject: LR 20-4

I'm writing to ask that the county slow-down decision-making on two items that I am very concerned about, 1.) the current proposal to build a new community called Avalon, and 2.) changing land-use current rules and laws that prohibit these
kinds of new communities while existing cities and towns still have the capacity to absorb more growth.

There is still space in existing cities and towns in Skagit County.
I live in Anacortes. My neighborhood as well as many others have numerous vacant lots. When driving through Burlington and Mount Vernon, I notice the same thing - many vacant lots in and around town. I cannot find any info
that supports the claim that we need to create a new town to absorb future growth.

Many of us know that urban sprawl comes with many costs while growth within UBAs reduces costs.
Current land use regulations in Skagit County and WA State were created and supported because they reduce urban sprawl, because they reduce costs to tax payers who have to pay the costs of sprawling house construction, and because they protect open space and agricultural lands.

Changing our land-use laws to allow whole new communities like Avalon could come with many costs that are not yet
understood. These need to be described and discussed before decisions are made to adopt these changes and before
the Avalon proposal is considered. Adding 8500 people to one small area of our County will obviously create very
different and greater impacts on roads, schools, shopping patterns, recreation, and services. What are the impacts to climate change versus the alternative, requiring that future growth occur inside of current UGA until those are actually filled?

For many years, Skagit County has had planning policies that all local cities and the county agreed on. These policies
allow growth in a planned, and most cost-effective way, meaning growth occurs within existing UGAs, not in totally new towns created outside of these UBAs. Why would the county want to ignore and/or get rid of all of these plans and agreements to create Avalon or similar communities? Of course some developers want to build these in Skagit County, but doesn't our county government work for the people of Skagit County rather than these developers?

There has been inadequate public discussion and public hearings on changing our land-use laws and on the Avalon
proposal. Like many, I am still trying to figure out how this benefits tax payers, the public, and protects open space
and agricultural lands. All of these are important to me. I've lived in Oregon, a state with some of the best land-use
planning and I've seen that it works. Houses are concentrated within towns which leaves far more land in open space
and agricultural lands. This reduces transportation costs we all must pay for, roads, bridges, parking lots, mass transit

and greenhouse gases. Another leader in this kind of development has been the Netherlands, one of the most densely
populated countries yet it has vast areas of farmland that has been preserved by keeping houses in cities. The open
spaces and ag lands make so much of the country very enjoyable and the cities are thriving. I missed the public hearing
which I just heard about today. It was yesterday. I'm interested in what our leaders in Anacortes think about these
changes.

What is wrong with the Envision Skagit 2060 Recommendations and the 2002 Framework for the Agreement between
the cities in Skagit County and Skagit County? Shouldn't huge decisions like these be discussed with all parties and with the public before they are seriously considered?

Thank you for considering this letter,
Martha Hall
2617 16th Street
Anacortes, WA
360 293 7476

From: Gmail <erlenbachmelissa05@gmail.com>
Sent: Tuesday, May 4, 2021 12:52 PM
To: PDS comments
Subject: Docketing-LR20-4

Dear County Commissioners:

Please do not docket for adoption the comprehensive plan change that will allow major residential development in the Skagit countryside (LR20-4).
Skagit County should honor its commitment to send the majority of future population growth to the cities and towns.
Protect the rural character of Skagit County - do not let developers turn Skagit into a suburb. Vote "no" on allowing Fully Contained Communities in Skagit County. Vote "no" on docketing LR20-4.

Melissa Erlenbach
7045 Steelhead Ln
Burlington, WA 98233

From: Sarah Duck Loudermilk <louderduck@gmail.com>
Sent: Tuesday, May 4, 2021 12:51 PM
To: PDS comments; Commissioners
Subject: Skagit County's 2021 Docket of Proposed Policy, Code, and Map Amendments

Dear Board of County Commissioners,
Please vote NO to the proposed Avalon Fully Contained Community proposal. Skagit County is one of the most beautiful counties in the country. Development should be mindful of the natural beauty and coincide with its history - with a fine balance between residential, agricultural and urban/commercial settings. I am a soon-to-be new transplant to the area. It's appeal is this balance. I am coming from a city with no zoning and rampant development - an area I have lived my whole life. The uncontrolled growth - and this desire to always create new developments for more tax revenues - has ruined this part of the country. PLEASE don't let this happen in Skagit. I view the Avalon FCC proposal as the first domino - if it is permitted, then more will follow with no end in site. All to the loss of the beauty and serenity that is at the heart of Skagit Valley.
Thank you for your time.
Sarah Loudermilk
2805 Grady Lane (as of November 2021)
Anacortes, WA 98221

From: Nora Kammer <nkammer@skagitcoop.org>
Sent: Tuesday, May 4, 2021 12:42 PM
To: PDS comments
Subject: Skagit County's 2021 Docket of Proposed Policy, Code, and Map Amendments - Fully Contained Communities LR20-04

The Skagit River System Cooperative (SRSC) makes the following comments on behalf of the Swinomish Indian Tribal Community and the Sauk-Suiattle Indian Tribe regarding the petitioner application LR20-04, Fully Contained Communities proposal.

We have concerns regarding the incorporation of Fully Contained Communities (FCCs) into the Skagit County Comprehensive Plan, Comprehensive Planning Policies, and development regulations. Our concerns are in regard to the effects of FCCs on natural resources, water quality, and water quantity, as follows.

Prevent Impacts from Water Withdrawals

Under the proposed amendment, we understand that an FCC will be defined as an urban area within which urban growth is contained. The proposal indicates that under an FCC "the resulting impacts to groundwater resources … are reduced when compared to rural development that relies on individual wells and septic." We have concerns regarding the source water aquifers for such a dense development of housing. Would like to see any proposed FCC be required to study the impacts of withdrawing the source water identified for the FCC, and be designed and implemented so that there are no unmitigated effects from the new/increased withdrawal.

According to the USGS, the effects of pumping a single well or small group of wells on the hydrologic regime are local in scale. The effects of many wells withdrawing water from an aquifer over large areas may be regional in scale. We see that an FCC may have a large local effect on a single aquifer and those nearby surface water bodies. This is due to the concentrated intense nature of the withdrawals. This may have dire consequences for an aquifer, nearby streams and wetlands, and potentially other downstream users of that same aquifer.

In particular, we are concerned about impacts by the development to any aquifer that might be affected (by expansion of a Group A or Group B water system, or establishment of a new system) and interconnected surface waters due to the substantial withdrawals that a water system might require to meet the demand of hundreds or thousands of new residents. The studied effects must include the hydrogeology of the site and the interaction of aquifer withdrawals with nearby surface water and streams.

Any permissions provided to develop an FCC must require no unmitigated effects to surface waters due to water withdrawals. We oppose any concentrated development or FCC that has unmitigated negative effects on fish habitat, including dewatering of streams during the low-flow summer months.

We would support guideline and regulations that would stipulate Low Impact Development for stormwater systems and water-smart design for landscaping. These stipulations on such a large community could go a long way to reducing both runoff and the summertime water demands long into the future. An FCC would, in essence, be a new city in Skagit County. The opportunities to develop smarter must be incorporated from the outset of the design of the development.

Limit or Prohibit Critical Area Variances

We also have concerns about the potential for encroachment into buffer areas of critical areas within an FCC. An FCC, by nature, is dense. Houses are clustered and close together, and the property is laced with infrastructure and new roads. For these reasons, we would like to see critical areas variances used in very limited circumstances within FCCs. Streams and wetlands can and should serve as an enjoyable amenity to the FCC while also supporting the fish and aquatic species that inhabit Skagit County.

A new FCC will likely be sited where there is little to no development onsite currently, and on large plats and parcels many acres in size. FCCs are sometimes called "Planned Developments" and should be viewed as such. Streets, parks, residences, business areas, and other infrastructure should be sited to avoid the need for a critical area variance buffering streams and wetlands.

In a master planned community, the developer and their team of designers and landscape architects are tasked with incorporating all of the residential, commercial, infrastructural, recreational, and natural areas for a whole city into a large plat of land. They are working with what is essentially a blank slate outlined by the FCC border and overlaid by various critical areas. This provides an opportunity to develop the FCC without encroaching on critical areas. Variances should be avoidable if the designer works with the landscape and designates the buffered areas as being protected or adjacent to recreational parks and trails. We feel this goal and outcome should be incorporated into the development standards and regulations for a FCC.

Protect Downstream Water Quality

We understand that an FCC will require all homes, facilities and roads to meet water quality treatment standards for urban stormwater runoff. We understand that wastewater will be treated through a municipal water treatment system. We are concerned about the impacts to any receiving water body that is located downstream of such a development. No downstream impacts due to stormwater or wastewater treatment should be allowed. Any permissions provided to develop an FCC must require no unmitigated effects to surface waters due to water withdrawals, runoff, or wastewater.

As always, SRSC appreciates the opportunity to comment on the FCC docket proposal. If you have any questions about our comments, please call me at 360-391-8472 or email nkammer@skagitcoop.org.

Sincerely,

Nora Kammer
Environmental Protection Ecologist
Skagit River System Cooperative

From: Emily Hoffman <emilyhoffman031@gmail.com>
Sent: Tuesday, May 4, 2021 12:31 PM
To: PDS comments
Subject: Vote no

Please, please vote no on the "fully contained" mega community.

From: Amy Davison <roney1@wavecable.com>
Sent: Tuesday, May 4, 2021 12:25 PM
To: PDS comments
Subject: Vote NO* on allowing Fully Contained Communities in Skagit County.

Pease vote NO on developing Fully Contained Communities in Skagit County.

Amy Hockaday
5124 Roney Rd
Bow Wa
98232

Sent from my iPhone

From: MARY KAY BARBIERI <mkbarbieri@mac.com>
Sent: Tuesday, May 4, 2021 12:20 PM
To: Commissioners
Subject: LR20-4

Dear Commissioners,

Please do not vote to docket LR20-4. I am deeply concerned about the FCC concept. I may not be in possession of all the information, but I believe there needs to be way more discussion and education and research. The plan has always been to keep growth in the cities and let our treasured rural areas remain as farmland, forests, open spaces. You have not given us enough information to convince me that FCC is the right solution to our serious housing shortage issue. We need more creative thinking and imagining about our county development, and it should be driven by policy rather than developers and business interests.

Sincerely,
Mary Kay Barbieri

From: Bob Raymond <bedrock@wavecable.com>
Sent: Tuesday, May 4, 2021 12:18 PM
To: PDS comments
Subject: Comments on Skagit County's 2021 Docket of Proposed Policy, Code, and Map Amendments

Dear Commissioners

The Avalon proposal is an unnecessary and worrisome diversion from...and in serious conflict with...the Skagit community's repeatedly expressed visions of how best to address future growth in the county.

Rural land is precious. Farm land is precious. Our current Urban Growth areas provide for vibrant and growing communities. None of these would be served or enhanced by..indeed they would be seriously harmed by this...or any other future proposa...to take away precious rural land to support development of a self-contained and isolated housing project.

This proposal should not be allowed to proceed or to encourage other efforts to change essential and cherished elements of this unique county.

Respectfully

Bob Raymond
608 S. 2nd Street
PO B0x 306
La Conner WA 98257
(360-466-4152) (360421-3482)

From: Craig Olson <is40.col3@gmail.com>
Sent: Tuesday, May 4, 2021 12:14 PM
To: PDS comments
Subject: Docketing LR20-4

Dear County Commissioners:

Please do not docket for adoption the comprehensive plan change that will allow major residential development in the Skagit countryside (LR20-4).

Skagit County should honor its commitment to send the majority of future population growth to the cities and towns.

Protect the rural character of Skagit County - do not let developers turn Skagit into a suburb. Vote "no" on allowing Fully Contained Communities in Skagit County. Vote "no" on docketing LR20-4.

Craig & Lyne Olson
4212 Kiowa Dr
Mount Vernon

From: Margy Pepper <mpep9@hotmail.com>
Sent: Tuesday, May 4, 2021 12:14 PM
To: PDS comments
Subject: Skagit County's2021 Docket of proposed Policy, Code and Map Amendments

Dear Commissioners:

Because the Avalon fully contained Community Proposal is inconsistent and in conflict with the Skagit County Countywide Planning Policies (CPPs) which have been mutually agreed to by Skagit County and local municipalities to sustainably manage growth and to direct all urban growth into EXISTING Urban Growth Areas.

And, 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 is violation of the 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.

On a more personal note, I grew up in King County (though I spent summers up here and now live up here fulltime). I watched urban sprawl in the form of "self-contained communities" eat up the landscape throughout King County, creating huge traffic problems, decimating our scenery with cookie cutter housing units and generic shopping areas. Maddening, not attractive and very, very sad. Skagit County is too special to clutter up with these so-called "self-contained communities". Please maintain the integrity of the policies, recommendations and agreements listed above. Please vote no on docketing.

Thank you,

Margaret Pepper
15884 Snee Oosh Road
La Conner, WA 98257
Mpep9@hotmail.com

From: Karen Ana King <ahnakarina1@gmail.com>
Sent: Tuesday, May 4, 2021 12:10 PM
To: PDS comments
Subject: Docketing LR20-4

Dear Skagit County Commissioners,
It is crucial that you not docket for adoption the comprehensive plan change that will allow major residential development in the Skagit countryside. Our farmland and country open spaces are crucial to maintain the rural character of this County and keep the emphasis on agriculture, ranching, wildlife habitat preservation/protection, recreational use, and open spaces.
We must honor our commitment to send the future population growth to the existing cities and towns....NOT our countryside. Paving over our precious countryside is an easily avoidable major mistake.....actually a travesty.
DO NOT LET DEVELOPERS TURN SKAGIT COUNTY INTO ANOTHER SPRAWLING SUBURB. You will be destroying what is precious about this county, straining already existing essential services, putting a bigger tax burden on those already here, destroying why Skagit county appealed to those who have already moved here, infringing on the rural beauty and openness that brings so many tourists to this part of the state, and on and on.
Vote no on allowing "Fully Contained Communities", [which really aren't fully contained] in Skagit County. The impact they will have on our roadways, services, air quality, water and sewage systems, etc. will be immense. This is completely alien to our values and healthy, responsible, sustainable futures.
Karen Ana King
2519 17th St.
Anacortes, WA 98221

From: Amy Cocheba <soapmaker@gmail.com>
Sent: Tuesday, May 4, 2021 12:09 PM
To: Commissioners
Subject: L20-4

Dear County Commissioners:

We moved here 16 years ago precisely because of the rural character of Skagit county. I haven't heard of a single person who supports L20-4 among my many friends and acquaintances. Please listen to your voters wishes.

Please do not docket for adoption the comprehensive plan change that will allow major residential development in the Skagit countryside (LR20-4).

Skagit County should honor its commitment to send the majority of future population growth to the cities and towns.

Protect the rural character of Skagit County - do not let developers turn Skagit into a suburb. Vote "no" on allowing Fully Contained Communities in Skagit County. Vote "no" on docketing LR20-4.

Amy M. Cocheba
15965 Elfin Lane
Mount Vernon, WA. 98273

From: Amy Cocheba <soapmaker@gmail.com>
Sent: Tuesday, May 4, 2021 12:06 PM
To: PDS comments
Subject: L20-4

Dear County Commissioners:

We moved here 16 years ago precisely because of the rural character of Skagit county. I haven't heard of a single person who supports L20-4 among my many friends and acquaintances. Please listen to your voters wishes.

Please do not docket for adoption the comprehensive plan change that will allow major residential development in the Skagit countryside (LR20-4).

Skagit County should honor its commitment to send the majority of future population growth to the cities and towns.

Protect the rural character of Skagit County - do not let developers turn Skagit into a suburb. Vote "no" on allowing Fully Contained Communities in Skagit County. Vote "no" on docketing LR20-4.

Amy M. Cocheba
15965 Elfin Lane
Mount Vernon, WA. 98273

From: Mary Stahl <marystahl@earthlink.net>
Sent: Tuesday, May 4, 2021 12:05 PM
To: PDS comments
Subject: Skagit County's 2021 Docket of Proposed Policy, Code, and Map AmendmentsDear Commissioners:Dear Commissioners:

Dear Commissioners:

I am horrified by this proposal!

The Avalon fully contained Community Proposal is inconsistent and in conflict with the Skagit County Countywide Planning Policies (CPPs) which have been mutually agreed to by Skagit County and local municipalities to sustainably manage growth and to 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 is violation of the 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,
Mary Stahl
1320 Dakota Ave
Anacortes, WA 98221

From: bob.hodgman@gmail.com
Sent: Tuesday, May 4, 2021 12:01 PM
To: PDS comments
Subject: Please vote NO on the proposed Fully Contained Community Proposal (LR20-04)

To Whom It May Concern:

I urge the commissioners to vote against the proposed Fully Contained Community Proposal (LR20-04). New development should be limited to the boundaries defined in the existing planning documents and policies which limit sprawl. Although I recognize that this may make some development projects more difficult, I'm confident that the benefits of preserving our rural areas and limiting sprawl are substantial will become more and more clear.

Perhaps the right approach here would be to reconsider zoning ordinances that unnecessarily limit density in our Skagit County cities and towns, such as height limits on buildings and restrictions on ADUs.

Thank you for your consideration,

Bob Hodgman
3619 West 4th Street
Anacortes, WA 98221-1224
360-333-9532 (cell)
Bob.hodgman@gmail.com
bhodgman@comcast.net
https://www.BobHodgman.com

From: bob.hodgman@gmail.com
Sent: Tuesday, May 4, 2021 11:55 AM
To: PDS comments
Subject: Please vote NO on the proposed Fully Contained Community

To Whom It May Concern:

I urge the commissioners to vote against the proposed Fully Contained Community. New development should be limited to the boundaries defined in the existing planning documents and policies which limit sprawl. Although I recognize that this may make some development projects more difficult, I'm confident that the benefits of preserving our rural areas and limiting sprawl are substantial will become more and more clear.

Perhaps the right approach here would be to reconsider zoning ordinances that unnecessarily limit density in our Skagit County cities and towns, such as height limits on buildings and restrictions on ADUs.

Thank you for your consideration,

Bob Hodgman
3619 West 4th Street
Anacortes, WA 98221-1224
360-333-9532 (cell)
Bob.hodgman@gmail.com
bhodgman@comcast.net
https://www.BobHodgman.com

From: Susan Byrd <subyrd@sbcglobal.net>
Sent: Tuesday, May 4, 2021 11:45 AM
To: Commissioners
Subject: Skagit County's 2021 Docket of Proposed Policy, Code, and Map Amendments.

Dear Commissioners:

The Avalon fully contained Community Proposal is inconsistent and in conflict with the Skagit County Countywide Planning Policies (CPPs) which have been mutually agreed to by Skagit County and local municipalities to sustainably manage growth and to 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 is violation of the 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,

Susan Byrd & Sydney Kitching

From: Michael <pinotmaster@msn.com>
Sent: Tuesday, May 4, 2021 11:39 AM
To: PDS comments
Subject: Skagit County's Docket of 2021 Proposed Policy Code and Map Amendments

Dear BoCC,

I am writing to express my belief that the proposed Avalon development is not in the long term interests of the Skagit County communities. We do not want to become Redmond, or Bellevue, blotted with cookie cutter "towns" with no soul. We need to protect the character of the county, so I ask each of you to vote no on this development.

Sincerely,

Michael Brown
4366 Clark Point Rd,
Anacortes, WA

From: ED Shop <heather166@aol.com>
Sent: Tuesday, May 4, 2021 11:37 AM
To: Commissioners
Subject: FCC

vote NO on allowing Fully Contained Communities in Skagit County.

From: Nate Lloyd <skagitnate@gmail.com>
Sent: Tuesday, May 4, 2021 11:17 AM
To: Commissioners
Subject: Docketing LR20-4.

Dear County Commissioners:

Please do not docket for adoption the comprehensive plan change that will allow major residential development in the Skagit countryside (LR20-4).

Skagit County should honor its commitment to send the majority of future population growth to the cities and towns.

Protect the rural character of Skagit County - do not let developers turn Skagit into a suburb. Vote "no" on allowing Fully Contained Communities in Skagit County. Vote "no" on docketing LR20-4.

Nathaniel Lloyd

13091 Thillberg Rd.
Mount Vernon, WA 98273
Unincorporated Skagit County

From: Theresa Sanders <theresadk@sbcglobal.net>
Sent: Tuesday, May 4, 2021 11:12 AM
To: PDS comments
Subject: Skagit County's 2021 Docket of Proposed Policy, Code, and Map Amendments

I, Theresa Sanders, who lives at 14022 Dodge Valley Road, Mount Vernon WA 98273, strongly oppose the construction of a mega subdivision just 3 miles north of Burlington. This will negatively impact the way of life that we who live here have created. A place where families can grow and breathe and find peace.

Please protect our county from over development. Below are some lyrics from our state song.

"This is my country; God gave it to me; I will protect it, ever keep it free. Small towns and cities rest here in the sun, filled with our laughter. Thy will be done."

Sincerely,
Theresa Sanders

Sent from my iPhone

From: Nate Lloyd <skagitnate@gmail.com>
Sent: Tuesday, May 4, 2021 11:08 AM
To: PDS comments
Subject: Docketing LR20-4

Dear County Commissioners:

Please do not docket for adoption the comprehensive plan change that will allow major residential development in the Skagit countryside (LR20-4).

Skagit County should honor its commitment to send the majority of future population growth to the cities and towns.

Protect the rural character of Skagit County - do not let developers turn Skagit into a suburb. Vote "no" on allowing Fully Contained Communities in Skagit County. Vote "no" on docketing LR20-4.

Nathaniel Lloyd

13091 Thillberg Rd.
Mount Vernon, WA 98273
Unincorporated Skagit County

From: Maryanne Ward <ward.maryanne@gmail.com>
Sent: Tuesday, May 4, 2021 11:03 AM
To: Commissioners
Subject: Docketing LR20-4

Subject: Docketing LR20-4

I am worried about the plan to build non-incorporated communities outside city limits…as the one featured in the SV Herald today. I don't understand the details too well, but it seems to me that development in and closely located around our existing cities are a better solution. I have lived in the city of Mount Vernon since 1976. I have seen many changes, but I also see opportunities for housing – including multiple units, etc., especially in the "Red Apple to Blackburn" part of the city where I think the zoning rules and the approved floor control system allow more complex development. I see opening the door to one of these communities would open the door generally. I worry about water quality if that happens, habitat conservation, etc. I lived on Logan Creek in MtVernon and we follow a strict pattern of leaving trees, not watering or fertilizing, etc., all because of salmon habitat which affects almost every aspect of our valley.
I am far from an expert, but this idea of a non-incorporated community, requiring county resources of various types, including police, fire, water, garbage pickup, and who knows what doesn't seem like a very good idea.

Maryanne Ward
808 Addison Place
Mount Vernon, WA 98273
360-848-6568 (home)
360-708-5735 - Preferred (Smartphone-Voice, text, whatsapp)
ward.maryanne@gmail.com

From: Jeanne Carlson <jaywcarl@gmail.com>
Sent: Tuesday, May 4, 2021 11:02 AM
To: Commissioners
Subject: Development

I strongly urge you to deny the proposed project near Burlington. It way out of proportion for this area and goes against your established policies, and will lead to urban sprawl.

Jeanne Carlson
4080 S. DelMar Dr.
Anacortes

From: Mike Sanders <roofroof@sbcglobal.net>
Sent: Tuesday, May 4, 2021 10:57 AM
To: PDS comments
Subject: Skagit County's 2021 Docket of Proposed Policy, Code, and Map Amendments

Dear Commissioners, I am very concerned about the negative impact The Avalon will have on Skagit County, especially the nearby communities. Increased traffic and burden on infrastructure is not in the best interest of the residents if Skagit County. In addition, this project is in conflict with the Skagit County Countywide Planning Policies. I urge you to vote no on docketing this proposal.

Michael Sanders
14022 Dodge Valley Rd.
Mount Vernon, WA 98273
(360) 770-5966
Sent from Michael's iPhone

From: Jamie Weiss <jamie.lee.weiss@gmail.com>
Sent: Tuesday, May 4, 2021 10:50 AM
To: PDS comments
Cc: mayra.velaz@gmail.com
Subject: Docketing LR20-4

Dear County Commissioners:

Please do not docket for adoption the comprehensive plan change that will allow major residential development in the Skagit countryside (LR20-4). Skagit County should honor its commitment to send the majority of future population growth to the cities and towns.

Protect the rural character of Skagit County - do not let developers turn Skagit into a suburb.

Vote "**no**" on allowing Fully Contained Communities in Skagit County.

Vote "**no**" on docketing LR20-4.

Jamie Weiss, CISSP
948 Homestead Drive
Burlington, Wa 98233

Cell: 805.914.8971
E-mail: jamie.lee.weiss@gmail.com
LinkedIn: https://linkedin.com/in/jamieleeweiss

From: Martha Hall <pondfrog.mh@gmail.com>
Sent: Tuesday, May 4, 2021 10:44 AM
To: PDS comments
Subject: Avalon plus the Concept

To: Commissioners Wesen, Browning and Janicki,

I'm writing to ask that the county slow-down decision-making on two items that I am very concerned about, 1.) the current proposal to build a new community called Avalon, and 2.) changing land-use current rules and laws that prohibit these
kinds of new communities while existing cities and towns still have the capacity to absorb more growth.

There is still space in existing cities and towns in Skagit County.
I live in Anacortes. My neighborhood as well as many others have numerous vacant lots. When driving through Burlington and Mount Vernon, I notice the same thing - many vacant lots in and around town. I cannot find any info
that supports the claim that we need to create a new town to absorb future growth.

Many of us know that urban sprawl comes with many costs while growth within UBAs reduces costs.
Current land use regulations in Skagit County and WA State were created and supported because they reduce urban sprawl, because they reduce costs to tax payers who have to pay the costs of sprawling house construction, and because they protect open space and agricultural lands.

Changing our land-use laws to allow whole new communities like Avalon could come with many costs that are not yet
understood. These need to be described and discussed before decisions are made to adopt these changes and before
the Avalon proposal is considered. Adding 8500 people to one small area of our County will obviously create very
different and greater impacts on roads, schools, shopping patterns, recreation, and services. What are the impacts to climate change versus the alternative, requiring that future growth occur inside of current UGA until those are actually filled?

For many years, Skagit County has had planning policies that all local cities and the county agreed on. These policies
allow growth in a planned, and most cost-effective way, meaning growth occurs within existing UGAs, not in totally new towns created outside of these UBAs. Why would the county want to ignore and/or get rid of all of these plans and agreements to create Avalon or similar communities? Of course some developers want to build these in Skagit County, but doesn't our county government work for the people of Skagit County rather than these developers?

There has been inadequate public discussion and public hearings on changing our land-use laws and on the Avalon
proposal. Like many, I am still trying to figure out how this benefits tax payers, the public, and protects open space
and agricultural lands. All of these are important to me. I've lived in Oregon, a state with some of the best land-use
planning and I've seen that it works. Houses are concentrated within towns which leaves far more land in open space

and agricultural lands. This reduces transportation costs we all must pay for, roads, bridges, parking lots, mass transit
and greenhouse gases. Another leader in this kind of development has been the Netherlands, one of the most densely
populated countries yet it has vast areas of farmland that has been preserved by keeping houses in cities. The open
spaces and ag lands make so much of the country very enjoyable and the cities are thriving. I missed the public hearing
which I just heard about today. It was yesterday. I'm interested in what our leaders in Anacortes think about these
changes.

What is wrong with the Envision Skagit 2060 Recommendations and the 2002 Framework for the Agreement between
the cities in Skagit County and Skagit County? Shouldn't huge decisions like these be discussed with all parties and with the public before they are seriously considered?

Thank you for considering this letter,
Martha Hall
2617 16th Street
Anacortes, WA
360 293 7476

From: Janet McKinney <cedarwaxwings@gmail.com>
Sent: Tuesday, May 4, 2021 10:40 AM
To: Commissioners; PDS comments
Subject: Docketing LR20-4, Skagit County's 2021 Docket of Proposed Policy, Code, and Map Amendments

Dear Skagit County Commissioners:

Please vote no on allowing 'Fully Contained Communities' in Skagit County.

Please do not docket for adoption the comprehensive plan change that will allow major residential development in the Skagit countryside (LR20-4).

Skagit County should honor its commitment to send the majority of future population growth to the cities and towns.

Please protect the rural character of Skagit County - do not let developers turn Skagit into a suburb.

I obviously did not research the information below but agree with the information.

The Skagit County Countywide Planning Policies adopted by the County and participating cities and towns, make it clear, **NO to sprawl!**

All of the County's Comprehensive Planning Documents that have been adopted with public participation for the last 32 years have said **NO to Sprawl.**

I don't appreciate that the only public hearing the Board of County Commissioners is holding on this critically important issue was today, Monday at 10:00am - buried in with a dozen other proposals.

I don't appreciate that the corporate developers - seeking to build a new community in Skagit County - are petitioning 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.

As you already know the project proponents would crowd **8,500 people** into only 585 acres of buildable land within 1,244 total acres of the project site.

This would be the highest density development ever in Skagit County history.

The proposed project violates the 2002 Framework Agreement and Skagit County Countywide Planning Policies that have been agreed to by the County, Cities and Towns and would disregard 32-years of community led and supported comprehensive planning.

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.
The proposed mega subdivision, 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!**

The Skagit County's Growth Management Steering Committee, made up of the Mayors from our local towns and cities in addition to all three County Commissioners, has consistently year after year said no to discarding 32-years of planning for one developer.

I say **NO** to ignoring the **County Wide Planning Policies** that direct urban growth into the existing Urban Growth Area instead of creating sprawl.

Sincerely,

Janet McKinney
17858 Wood Rd
Bow, WA 98232

From: Janet McKinney <cedarwaxwings@gmail.com>
Sent: Tuesday, May 4, 2021 10:40 AM
To: Commissioners; PDS comments
Subject: Docketing LR20-4, Skagit County's 2021 Docket of Proposed Policy, Code, and Map Amendments

Dear Skagit County Commissioners:

Please vote no on allowing 'Fully Contained Communities' in Skagit County.

Please do not docket for adoption the comprehensive plan change that will allow major residential development in the Skagit countryside (LR20-4).

Skagit County should honor its commitment to send the majority of future population growth to the cities and towns.

Please protect the rural character of Skagit County - do not let developers turn Skagit into a suburb.

I obviously did not research the information below but agree with the information.

The Skagit County Countywide Planning Policies adopted by the County and participating cities and towns, make it clear, **NO to sprawl!**

All of the County's Comprehensive Planning Documents that have been adopted with public participation for the last 32 years have said **NO to Sprawl.**

I don't appreciate that the only public hearing the Board of County Commissioners is holding on this critically important issue was today, Monday at 10:00am - buried in with a dozen other proposals.

I don't appreciate that the corporate developers - seeking to build a new community in Skagit County - are petitioning 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.

As you already know the project proponents would crowd **8,500 people** into only 585 acres of buildable land within 1,244 total acres of the project site.

This would be the highest density development ever in Skagit County history.

The proposed project violates the 2002 Framework Agreement and Skagit County Countywide Planning Policies that have been agreed to by the County, Cities and Towns and would disregard 32-years of community led and supported comprehensive planning.

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.
The proposed mega subdivision, 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!**

The Skagit County's Growth Management Steering Committee, made up of the Mayors from our local towns and cities in addition to all three County Commissioners, has consistently year after year said no to discarding 32-years of planning for one developer.

I say **NO** to ignoring the **County Wide Planning Policies** that direct urban growth into the existing Urban Growth Area instead of creating sprawl.

Sincerely,

Janet McKinney
17858 Wood Rd
Bow, WA 98232

From: Victoria Burnett <victoria.stirlinghort@gmail.com>
Sent: Tuesday, May 4, 2021 10:22 AM
To: PDS comments
Cc: Commissioners
Subject: Avalon Proposal

I live on Green Road, where gravel truck rattle my windows because of driving too fast and over loaded weight. Now, you are planning to introduce more people in this area, where it floods, doesn't have enough sheriffs out in this area as it is. High B & E, mail stolen from boxes, homeless out of control on Cook Rd and Old Hwy 99/Kellener.

Miles wants 68 acres more along Samish River.
Let's not forget that the traffic off I-5 / Cook Rd is a mess during rush hour.. more accidents? And the trains, coal? What happens if they derail for some reason?
Are people going to know that they have a 1 1/2 hours to evacuate if we have a big earthquake from a Tsunami.

What has the practice been for years in Skagit Valley ??

Pavement is Forever!

As Ron Wessen should know!

Please re-consider the impact this will have on our farms!

Victoria Burnett
8743 Green Rd
Burlington, Wa 98233

From: Rebecca Pratt <beccapratt@gmail.com>
Sent: Tuesday, May 4, 2021 10:09 AM
To: PDS comments
Subject: Docketing LR20-4

Dear County Commissioners,

Please Vote NO to changes to the Comprehensive Plan that will allow Fully Contained Communities in the county. Skagit should protect its rural character and continue to honor its commitment to see the majority of future population growth in cities and towns, which is where state law says it primarily belongs. Turning the county into a suburb, which is ultimately what will happen if this is allowed, will destroy the very things that make Skagit county a unique and desirable place to live and visit.

Again, PLEASE vote NO on docketing LR20-4

Respectfully,

Rebecca Pratt
3691 Washington St.
Bow, WA 98232

From: Lorie Zahn <lccatwoods@gmail.com>
Sent: Tuesday, May 4, 2021 10:06 AM
To: PDS comments
Subject: Skagit Couny's 2021 Docket of Proposed Policy, Code and Map Amendments

Dear Commisioners,

The Avalon fully contained Commision Proposal goes against the Skagit County Planning Policies already agreed to by Skagit County and local town/city governing bodies to manage sustainable growth and direct all urban growth into EXISTING Urban Growth Areas.

The Avalon proposal violates County-wide policies already in place.

Additionally, the Avalon proposal is inconsistent with the Skagit County Comprehensive Plan, UGA designation policies and the Envision Skagit 2060 Citizen Committee Final Recommendation. Please vote no on docketiing this proposal.

Lorainne Zahn
lccatwoods@gmail.com

From: Judy Farrar <judy.farrar@gmail.com>
Sent: Tuesday, May 4, 2021 10:05 AM
To: Commissioners
Subject: Docketing LR20-4

Dear County Commissioners,

Please vote NO to docketing for adoption the comprehensive plan change that would allow major residential development in the rural parts of Skagit County.

Skagit County should continue to target growth inside the cities and towns that already exist. Our comprehensive plan has done a wonderful job over the years of protecting the amazing and irreplaceable farmland and rural areas. Please continue to honor that commitment.

Vote "no" on docketing LR20-4. Vote "no" on allowing Fully Contained Communities in Skagit County.

Sincerely,

Judy Farrar
13033 Sunrise Drive
Mount Vernon, WA 98284

From: Mary Brady <bradypower@comcast.net>
Sent: Tuesday, May 4, 2021 9:57 AM
To: PDS comments
Subject: Docketing LR20-4

Dear County Commissioners:

I am writing with concerns about changes proposed to the comprehensive plan. Please do not docket for adoption the comprehensive plan change that will allow major residential development in the Skagit countryside (LR20-4).

Skagit County must honor its commitment to send the majority of future population growth to the cities and towns. We do not need subarban sprawl.

We need to protect the rural character of Skagit County. My fear is that developers turn Skagit into a suburb.

Vote "no" on allowing Fully Contained Communities in Skagit County. Vote "no" on docketing LR20-4.

Mary Brady
3739 Birch Way
Anacortes, WA

From: Cindy Perle Bendixen <cbendixen49@gmail.com>
Sent: Tuesday, May 4, 2021 9:39 AM
To: PDS comments
Subject: Skagit County's 2021 Docket of Proposed Policy, Code, and Map Amendments

Dear Planning & Development Services:

We would like to add our voices to most certainly many others in encouraging you to decline permission for a high density development in rural Skagit County. Countywide planning policies are already in place that direct high density development to existing urban growth areas. Please honor these policies rather than allowing sprawl to be created that would negatively impact the quality of life for Skagit County residents who appreciate the rural nature of Skagit County.

Sincerely,
Ross & Cynthia Bendixen
1108 9th St.
Anacortes, WA

From: Sandi Gish <shocking58@comcast.net>
Sent: Tuesday, May 4, 2021 9:35 AM
To: Commissioners
Subject: Vote NO on FCC

Sent from my iPhone

From: lj_hilliard@juno.com
Sent: Tuesday, May 4, 2021 9:22 AM
To: PDS comments; Commissioners
Cc: mayor@burlingtonwa.gov; mvmayor@mountvernonwa.gov; council@mountvernonwa.gov
Subject: Docketing LR20-4

Dear County Commissioners:

Please do not docket for adoption the comprehensive plan change that will allow major residential development in the Skagit countryside (LR20-4).

Skagit County should honor its commitment to send the majority of future population growth to the cities and towns.

Protect the rural character of Skagit County - do not let developers turn Skagit into a suburb. Vote "no" on allowing Fully Contained Communities in Skagit County. Vote "no" on docketing LR20-4.

Larry and Patricia Hilliard
1416 Lindsay Loop, #205
Mount Vernon, WA 98274

From: Kayla Spangler <kaylarose2001@hotmail.com>
Sent: Tuesday, May 4, 2021 9:11 AM
To: Commissioners
Subject: Vote No!!!

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

Thank you

Kayla Spangler

Sent from my iPhone

From: Virginia Bunker <bunker.virginia@gmail.com>
Sent: Tuesday, May 4, 2021 8:59 AM
To: Commissioners
Subject: Vote NO on Sprawl

Dear Skagit County Commissioners,

Please vote no on allowing fully contained communities in Skagit County. The impact on Skagit would be devastating.

Sincerely,

Virginia Bunker
4852 G Loop Road
Bow, WA 98232
253-779-0572

From: Jaye Stover <jayejst@gmail.com>
Sent: Tuesday, May 4, 2021 8:46 AM
To: PDS comments
Subject: LR20-4 NOT for docketing

Graduated from Burlington-Edison 1973. None of us are committed to providing housing to thousands of people overflowing into this county and turning this Valley into another suburb. We do NOT want "Fully Contained Communities", otherwise known as New TOWNS in Skagit. It is time to work for protection, not DESTRUCTION of the remnants of our ailing ecosystem. Be responsible.. not just to builders, but for generations to come. Thank you!

Jaye Stover
12213 Pulver Road
Burlington, WA 98233
360-780-5608

From: ï»¿Katherine Madrone Moulton <kmmo24@frontier.com>
Sent: Tuesday, May 4, 2021 8:36 AM
To: PDS comments
Subject: Proposed Policy, Code, and Map Amendments

Hello -

I am writing to ask you to respect county wide planning policies.
I am urging you to not create sprawl.
The uniqueness of the Skagit Valley needs to be protected, we don't need large housing developments out of the UGA.
Vote NO on the current proposal for a FCC.

Thank you -
Katherine Moulton
P.O. Box 713
Coupeville, Wa.
98239

From: Codlin, Kelly A <KACodlin@Marathonpetroleum.com>
Sent: Tuesday, May 4, 2021 8:28 AM
To: PDS comments
Subject: Skagit County's 2021 Docket of Proposed Policy, Code, and Map Amendments

Dear Commissioners:

The Avalon fully contained Community Proposal is inconsistent and in conflict with the Skagit County Countywide Planning Policies (CPPs) which have been mutually agreed to by Skagit County and local municipalities to sustainably manage growth and to 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 is violation of the 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.

Kelly Codlin
7075 Worline Rd.
Bow, WA 98232

Kelly Codlin, MSPH, CIH
Advanced HES Professional
Senior Industrial Hygienist
KACodlin@Marathonpetroleum.com

10200 West March Point Road | Anacortes, WA 98221
Direct: 360-293-1490 | Cell: 360-202-0955
Marathon Petroleum Company LP

From: Margaret Kotal <margaret.kotal@gmail.com>
Sent: Tuesday, May 4, 2021 6:31 AM
To: PDS comments
Subject: County Growth

Dear Commissioners:

The Avalon fully contained Community Proposal is inconsistent and in conflict with the Skagit County Countywide Planning Policies (CPPs) which have been mutually agreed to by Skagit County and local municipalities to sustainably manage growth and to 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 is violation of the 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,

Margaret Kotal

11256 Walker Rd, Mount Vernon 98273

From: Susan Tucker <tucknrib@hotmail.com>
Sent: Tuesday, May 4, 2021 6:21 AM
To: PDS comments
Subject: Skagit County's 2021 Docket of Proposed Policy, Code, and Map Amendments

Dear Commissioners:

The Avalon fully contained Community Proposal is inconsistent and in conflict with the Skagit County Countywide Planning Policies (CPPs) which have been mutually agreed to by Skagit County and local municipalities to sustainably manage growth and to 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 is violation of the 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 address is Stanwood but I also own property in Skagit county).

Susan Tucker

31816 58th Ave. N.W.

Stanwood, WA.. 98292

Sent from my iPad

From: Peter Lincoln <peternlincoln@gmail.com>
Sent: Tuesday, May 4, 2021 4:05 AM
To: PDS comments
Subject: Skagit County's 2021 Docket of Proposed Policy, Code, and Map Amendments

Dear Commissioners:

The Avalon fully contained Community Proposal is inconsistent and in conflict with the Skagit County Countywide Planning Policies (CPPs) which have been mutually agreed to by Skagit County and local municipalities to sustainably manage growth and to 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 is violation of the 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,

Peter Lincoln

La Conner, WA

May 4, 2021

Dear County Commissioners,

As residents of Skagit County, we do not support the docket for adoption the comprehensive plan change that will allow major residential development in the Skagit countryside (LR20-4).

Skagit County should honor its commitment to send major future population growth to the cities and towns in order to protect the rural character of Skagit County. Please do not let developers turn the Skagit into a suburb. Please vote "no" on allowing Fully Contained Communities in Skagit County. Vote "no" on docketing LR20-4.

Sincerely,

Carla Helm and Bruce Fithian

P.O. Box 880, La Conner WA 98257

Dear County Commissioners:

Please do not docket for adoption the comprehensive plan change that will allow major residential development in the Skagit countryside (LR20-4). I am a former Urban Planner, so I have sat through many meetings with developers extolling the wonders of these kinds of developments. However, I have yet to see a good one built that doesn't create irreversible damage to the area in which it is built. In addition to opening the door to development in our precious farm lands and open spaces, these developments ultimately are very costly to the county when the infrastructure begins to fail, and the county is on the hook to repair roads, drainage facilities, sewers and related infrastructure. It is vastly less cost effective to maintain systems that are scattered across the county versus maintaining development within existing urban areas where it belongs.

In addition, these developments tend to create increased traffic and other "urban" burdens on rural communities because although they promise to be "self-contained" areas, they become sprawling suburbs that people must commute to the *actual* cities where their jobs are. Walking or even taking a bus to work is not a viable option in these areas.

Skagit County should honor its commitment to send the majority of future population growth to the actual cities and towns. Once the county starts to allow these developments in the rural areas, there is no turning back, and we will all be stuck with the consequences *forever*.

I urge you to protect the rural character of Skagit County - do not let developers turn Skagit into a suburb. Keep Fully Contained Communities out of Skagit County-they simply are not what the developers promise they are. Vote "no" on docketing LR20-4.

Sincerely,

Ann Skinner
6790 San Juan Hill Ln
Anacortes, WA 98221

From: Mallorie Packard <malloriemarie11@gmail.com>
Sent: Friday, April 30, 2021 11:42 PM
To: PDS comments
Subject: Skagit County's 2021 Docket of Proposed Policy, Code, and Map Amendments

Dear Commissioners:

The Avalon fully contained Community Proposal is inconsistent and in conflict with the Skagit County Countywide Planning Policies (CPPs) which have been mutually agreed to by Skagit County and local municipalities to sustainably manage growth and to 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 is 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: robert eaton <bobleaton67@hotmail.com>
Sent: Friday, April 30, 2021 11:33 PM
To: Commissioners

Sent from Mail for Windows 10
I would hate to see this project come to our community… *especially am very upset about the attempt to just hurry and sneak this through!!*

From: Gimli SilverHammer <turduckin069@gmail.com>
Sent: Friday, April 30, 2021 11:31 PM
To: Commissioners
Subject: Sprawl project

The proposed Sprawl project, just north of Burlington is a hard NO for me. I moved to Skagit County for the low density of people. No, No, No! We do NOT need to be the next urban center!

Please represent our county how the people want to be represented.

Joshua Lonac
Voter & Skagit County land owner!

From: Carol Lee <4jesus123@att.net>
Sent: Friday, April 30, 2021 11:17 PM
To: Commissioners
Subject: No to SPRAWL!

ALL of the county's Comprehensive Planning Documents that have been adopted with public participation for the last 32 years have said NO to Sprawl.

We the people say NO to this sprawl too!

Margaret Lee
Skagit County

From: liz kooy <lizzykooy@yahoo.com>
Sent: Friday, April 30, 2021 11:12 PM
To: Commissioners
Subject: Avalon Community proposal

Skagit county commissioners-
It has just come to our attention that you are trying to pass a proposal through that would be a detriment to those of us that live in Samish River Park community. We vote a strong NO to the Avalon Community proposal.
Dawn Elizabeth Kooy
Gregory D. Dahl
7175 Steelhead Lane
Burlington WA 98233

360-708-2523

From: Terry Nelson <terry.nelson4422@gmail.com>
Sent: Friday, April 30, 2021 11:10 PM
To: Commissioners
Subject: Avalon

I am writing to object to the proposed Avalon development. I have lived in Skagit county all my life and that will soon be 77 years and am a believer in healthy development having been in construction most of my life but the vision for the Avalon development seems way too dense to me and would be contrary to my understanding of what the main intent of our local growth management goals is and should be which is to preserve as much farmland as possible. This proposal would set a precedent which could lead to even worse intrusion into what should always remain a rural community in my view. Please reject the Avalon proposal.

Thank you for your attention.

Terry Nelson
La Conner

From: Jaime Couture <jaime.couture@yahoo.com>
Sent: Friday, April 30, 2021 10:38 PM
To: Commissioners
Subject: Vote NO to Sprawl

Thank you for voting NO to the proposed “fully contained community”. We The People do not want ANY Sprawl.

Thank you,
Jaime Couture

Sent from Yahoo Mail for iPhone

From: Wendy Gray <wendygray@hotmail.com>
Sent: Friday, April 30, 2021 9:54 PM
To: PDS comments
Subject: Skagit County expansion proposal

Commissioners:
I am horrified to read of this potential

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 is 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.

Wendy Gray
Anacortes WA

From: Dana Brooks <dana.brooks@live.com>
Sent: Friday, April 30, 2021 9:48 PM
To: PDS comments
Subject: Skagit County's 2021 Docket of Proposed Policy, Code, and Map Amendments

Hello,

I've recently become aware of the proposed Avalon mega community, and am writing to express my vehement disapproval.

What makes Skagit wonderful - and why I've chosen to raise my family here - is it's unspoiled farmlands and wetlands. This development would be a horrible waste of those 585 acres!

Please help Skagitonians preserve Skagit's beauty, and uphold the Countywide Planning Policies that keep urban growth confined to the existing Urban Growth Areas.

Thank you,

Dana Brooks
Dana.Brooks@live.com

Sent from my iPhone, painstakingly typed with my thumbs

From: Shawna Borgman <shawnaborgman@yahoo.com>
Sent: Friday, April 30, 2021 7:29 PM
To: PDS comments
Subject: Please vote NO

Dear Commissioners:

The Avalon fully contained Community Proposal is inconsistent and in conflict with the Skagit County Countywide Planning Policies (CPPs) which have been mutually agreed to by Skagit County and local municipalities to sustainably manage growth and to 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 is violation of the 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,
Shawna Borgman

From: Nurith St. Pierre <nurithstpierre@hotmail.com>
Sent: Friday, April 30, 2021 7:19 PM
To: PDS comments
Subject: Skagit county's 2021 docket of proposed policy code and map amendments

I am against allowing fully contained communities in Skagit County. The proposed is not fully contained and doesn't address the need for low income housing.
Sincerely,
Nurith St Pierre
9417 Marshall Rd
Bow Wa 98232

From: liz kooy <lizzykooy@yahoo.com>
Sent: Friday, April 30, 2021 6:27 PM
To: PDS comments
Subject: Avalon Community Proposal

From Elizabeth Kooy
7175 Steelhead lane
Burlington WA 98233

----- Forwarded Message -----
From: liz kooy <lizzykooy@yahoo.com>
To: pdscomments@co.skagit.wa.us <pdscomments@co.skagit.wa.us>
Sent: Friday, April 30, 2021, 06:10:42 PM PDT
Subject:

Must be sent before May 5, 2021 !!!
Cut and paste, email to:
pdscomments@co.skagit.wa.us
Subject line must contain:
"Skagit County's 2021 Docket of Proposed Policy, Code, and Map Amendments"

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 is 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.

As a property owner very near where this community is proposed I can tell you that it would affect safety, enjoyment, and peace in this area significantly. I live and own outside city limits because I chose not to be in an environment that resembles city or urban or suburban living in any way. Please say no to the Avalon proposal for me! Thank you.

Sincerely,
Elizabeth Kooy
360-708-2523

From: Sarah Broderick <lunatuna3@me.com>
Sent: Friday, April 30, 2021 6:05 PM
To: PDS comments
Subject: Avalon Community 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 is 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,
Richard Broderick
rtbbrod@gmail.com
4503 Schooner Drive
Anacortes, WA 98221
360-840-7390

From: Sarah Broderick <lunatuna3@me.com>
Sent: Friday, April 30, 2021 6:04 PM
To: Commissioners
Subject: Avalon fully contained Community Proposal (2)

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 is 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,
Richard Broderick
rtbbrod@gmail.com
4503 Schooner Drive
Anacortes, WA 98221
360-840-7390

From: William Gregory <wrg.ldo@gmail.com>
Sent: Friday, April 30, 2021 5:51 PM
To: PDS comments
Subject: 2021 Comprehensive Plan Amendments

William Gregory

816 Thurmond

Sedro-Woolley, WA 98284

April 30, 2021

To: Skagit County Commisioners

PDScomments@co.skagit.wa.us

www.skagitcounty.net/2021CPA

Subject: 2021 Comprehensive Plan Amendments

As a resident of Skagit County for 20 years, I have developed a deep love for this county, for its rural nature, and its commitment to protect farmland and woodlands and the uncrowded, slower pace of life. Unfortunately, recently we are seeing an invasion of “Seattleopolis”. The crazy prices for homes in the urban sprawl of King and Snohomish Counties have multitudes of buyers looking to move here. Even more unfortunately, we now have avaricious developers seeking to circumvent the protection of our fields and woodlots supposedly guaranteed by our Growth Management Act by proposing “Fully Contained Communities”.

I am astounded that such a thing can even be proposed here. Policy/Code Amendment LR20-04 would open the door to transform over 1,200 acres into a small city – but one with no governmental oversight. And once the door is opened, we know there will be a cascade of other developers rushing to convert Skagit County to just another bedroom community for the megalopolis to the south of us. Our already crowded roads will become even more-so. Right now, Cook Road is seeing traffic backups of a mile long during peak periods – and there are literally hundreds of new homes that will use this road being built or in the process of permitting. There is also the question of water availability for all the people migrating here. We are seeing droughts all around us; we have to assume we will not always escape that fate. Where is this water coming from? What are the consequences to farmers and fish by this huge new drain on a scarce resource? And then what happens to all the waste and runoff from these small cities?

Realistically, the people living here will not work here. Studies have shown they will not pay their way to upgrade all the infrastructure they will use. Access to healthcare will suffer; law enforcement will be brought to a breaking point; even the new jail will soon be too small. Taxes will have to be raised on all of us who have lived here for decades to pay for the needs of the nomads.

Do we need more housing? Yes! But we need to exhaust every other alternative to FCC's before we even consider letting this evil genie out of the bottle. Please unanimously reject this proposal.

In addition, I urge you to reject PL19-0396 as diametrically opposed to existing zoning; reject PL19-0419 to maintain the rural atmosphere of this area; and reject LR21-05.

Sincerely, William Gregory

From: Sarah Broderick <lunatuna3@me.com>
Sent: Friday, April 30, 2021 5:49 PM
To: Commissioners
Subject: Avalon fully contained Community 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 is 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 hope you beyond hope that this awful proposal won't go through. It will ruin Skagit County and the quality of life here. Burlington Blvd is so congested as is for one thing.

Sarah Broderick
lunatuna3@me.com
4503 Schooner Drive
Anacortes WA 98221
360-840-7346

From: Sarah Broderick <lunatuna3@me.com>
Sent: Friday, April 30, 2021 5:48 PM
To: PDS comments
Subject: Avalon Community 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 is 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 hope you beyond hope that this awful proposal won't go through. It will ruin Skagit County and the quality of life here. Burlington Blvd is so congested as is for one thing.

Sarah Broderick
lunatuna3@me.com
4503 Schooner Drive
Anacortes WA 98221
360-840-7346

From: Aaron Olson <aaronolson4260@gmail.com>
Sent: Friday, April 30, 2021 4:54 PM
To: Commissioners
Subject: No to sprawl

Please vote no to allowing fully contained community. The reason I bought a home in Burlington is because of less people and the wonderful farmland this would be very unfortunate and would make me want to move else where. Skagit county is beautiful with the farmland and it's what it is known for. We don't need developments ruining it

Sent from my iPhone

From: John GUNN <gunn121468@msn.com>
Sent: Friday, April 30, 2021 4:50 PM
To: Commissioners
Subject: Vote No

vote NO on allowing Fully Contained Communities in Skagit County.

The increased population density and increased automobile travel will negatively impact farmland, surrounding communities and air quality. 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.

Gerri Gunn
4501 Fidalgo Bay Rd Apt 803
Anacortes, Wa. 98221

Sent from my iPhone

From: Lillie Tabor <m.tabor@msn.com>
Sent: Friday, April 30, 2021 4:42 PM
To: Commissioners
Subject: Mega Subdivision

Ear Commissioners,

Please vote no on the Mega Subdivision proposed 3 miles north of Burlington.

In gratitude,

Lillie M. Tabor

Sent from Mail for Windows 10

From: Pam Volentine <pammiekate@gmail.com>
Sent: Friday, April 30, 2021 4:36 PM
To: PDS comments
Subject: Skagit County's 2021 Docket of Proposed Policy, Code, and Map Amendments

Dear Commissioners:

The Avalon fully contained Community Proposal is inconsistent and in conflict with the Skagit County Countywide Planning Policies (CPPs) which have been mutually agreed to by Skagit County and local municipalities to sustainably manage growth and to 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 is violation of the 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,
Pam Rushing
La Conner

From: r.j.anderson@frontier.com
Sent: Friday, April 30, 2021 3:54 PM
To: PDS comments
Cc: Commissioners
Subject: FW: Skagit County's 2021 Docket of Proposed Policy, Code, and Map Amendments - Avalon Proposal

Just wanted to make sure you had the Avalon identifier here.

I went back and read the application from Avalon, finding some very scary items:

They are looking to use water from the city of Burlington, which they admit will not be enough. All Burlington property owners will then be forced to help fund an expanded water system solely for the benefit of the Avalon project.

They are projecting that most residents will be baby boomers, not causing issues for the local schools. There is little or no data tied to this supposition. A case could be made that concerns about raising a family in Seattle will push younger tech workers out of the city for a healthier lifestyle and their ability to work remotely. Even if it does draw older buyers, there will be a big impact on emergency health care services and facilities. Their proposal makes no mention of this.

From: r.j.anderson@frontier.com <r.j.anderson@frontier.com>
Sent: Friday, April 30, 2021 2:37 PM
To: 'pdscomments@co.skagit.wa.us' <pdscomments@co.skagit.wa.us>
Cc: 'commissioners@co.skagit.wa.us' <commissioners@co.skagit.wa.us>
Subject: Skagit County’s 2021 Docket of Proposed Policy, Code, and Map Amendments

Hello,

We are writing to express our opposition to an approval of the Avalon proposed development three miles north of Burlington.

Years were spent researching and creating a growth plan for Skagit County. The end result was a ban on developments like this outside of designated urban growth areas. Reversing all the previous analytics and decisions should not be done before the growth plan is again studied and appropriately updated.

If the Avalon development receives an approval, it will open the door for similar proposals from other developers. Establishing the Avalon precedent will make it much more difficult to reject their plans, once it is clear that the growth plan is no longer a barrier. The precedent could be costly in terms of future litigation.

Mill Creek, Washington was a similar planned community built in the 1980s. It has spurred more growth around the original community and forced major investments in infrastructure to cope with increasing traffic. There is no reason to believe that this development would not follow the same path.

There is land available within the defined urban growth areas to accommodate residential developments. Burlington itself is seeing a contraction in its retail base and sites such as the Cascade Mall and former Kmart store location are both sizeable options. You only need to look 45 miles south to find a residential project underway at the former Sears store site in Alderwood Mall. These locations have most of the utilities and roads needed to handle conversion to residential use.

We support a growing and vibrant Skagit County. But let’s do so within the established boundaries.

Respectfully,

Susan and Ron Anderson
17770 Tuk Tuk Trail
La Conner, WA 98257

From: Planning & Development Services
Sent: Friday, April 30, 2021 3:41 PM
To: Peter Gill
Subject: FW: PDS Comments

From dept email.. is this one yours?

From: website@co.skagit.wa.us <website@co.skagit.wa.us>
Sent: Friday, April 30, 2021 3:35 PM
To: Planning & Development Services <planning@co.skagit.wa.us>
Subject: PDS Comments

Name : Beverly Faxon
Address : 20757 Anderson Road
City : Burlington
State : WA
Zip : 98233
email : beefaxon@gmail.com
PermitProposal : LR20-04
Comments : Skagit County Commissioners

To the Commissioners:

Please consider this letter as the comments of the Skagit county residents indicated below related to the docketing decision on the proposed actions in LR 20-04, the request of Skagit Partners LLC for amendments to the Countywide Planning Policies (CPPs), the Comprehensive Plan (CP) and the County's Development Regulations (DRs).
We are writing to urge the County Commissioners to decline to docket LR20-04 for consideration in 2021 for the following reasons:

I. SCC 14.08 does not allow consideration of proposed amendments to the CPPs in the docketing process.
The Comprehensive Plan Policy or Development Regulation Amendment Suggestion submitted by Skagit Partners LLC proposes amendments to the Countywide Planning Policies (CPPs).1 The process for docketing Comprehensive Plan amendment requests, set out in Ch. 14.08 SCC, does not include amendments to the Countywide Planning Policies. SCC 14.08 by its own terms is limited to: requests for comprehensive plan amendments; comprehensive plan map amendments; rezones permitted by an existing Comprehensive map designation; and amendments to the development regulations. SCC 14.08.020(2). The petition of Skagit Partners seeks to amend the Countywide Planning Policies through the docketing process. This is an impermissible use of the docketing process and no proposed amendments to the CPPs should be docketed.
II. Removing the CPP amendment requests does not make the proposal subject to consideration on this year's docket because the proposed amendments to the Comprehensive Plan and Development Regulations violate the CPPs.
The Skagit County Countywide Planning Policies do not allow Fully Contained Communities (FCCs). The CPPs expressly provide that 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.2 (emphasis added)
The CPPs then list the UGAs in Skagit County: Anacortes, Bayview Ridge, Burlington, Concrete, Hamilton, La

Conner, Lyman, Mount Vernon, Sedro-Woolley and Swinomish. No additional UGAs are permitted under the CPPs. A fully contained community is an urban growth area. RCW 36.70A.350. Under the CPPs, a new urban growth area is not an allowed use. The proposal to create one should not be docketed for consideration because at this time it would make an impermissible change to the Comprehensive Plan.

III. Comprehensive Plans must comply with the CPPs.

The Countywide Planning Policies is the guiding document for the Skagit County Comprehensive Plan and the Comprehensive Plan must comply with the CPPs. This is set out in the CPPs:

i. These countywide planning policies shall be the foundation for the Skagit County Comprehensive Plan.

ii. All Elements of the Comprehensive Plan, including maps and procedures, shall comply with these policies. Amendments to the other components of the comprehensive plan shall conform to these policies.3

The County Commissioners are not empowered to change the Comprehensive Plan in violation of the adopted Countywide Planning Policies. Therefore, this is not the appropriate time to consider the comprehensive plan and development regulations amendments proposed by Skagit Partners. The docketing recommendation for considering LR20-04 in 2021 should not be adopted.

IV. Docketing LR 20-04 at this time would be poor policy.

A. There is not time for robust public participation.

The proposal of Skagit Partners involves a major change to life in Skagit county. Creating an urban growth center for thousands of residents outside of any city or town and placing it in a rural area fundamentally impacts transportation, new urban levels of service, the rural character of the county, and drainage onto downstream agricultural lands, to name just a few. The public is not widely aware of this potential change and it will take time to mount a major outreach campaign so that public opinion can be heard. To make that effort even more difficult, we are still under pandemic conditions. The time to garner public opinion on such a far-reaching proposal is not now.

B. The County must coordinate planning for urban growth with the cities and towns.

There must be time for thorough consultation with the cities and towns in Skagit. The cities and towns are parties to the CPPs and also use them to plan for their own futures. For example, the City of Mount Vernon used the CPP population allocations that the Skagit Partners proposal seeks to overturn as the basis of its 2016 Buildable Lands Analysis. Cities and towns have been reducing their lot size requirements to allow for more residential infill, in reliance on the CPPs. Joint planning with the cities and towns is required by the GMA. RCW 36.70A.210. Taking unilateral action would violate the GMA.

C. Time and resources are needed to fully evaluate the potential consequences of an FCC and the new public spending it will require.

There are many potential major ramifications to the proposal for FCCs. We need to explore them fully, especially since the vesting proposal means any applications submitted under the FCC designation are vested to those regulations in effect when the changes are adopted - which means those regulations cannot be undone for those applications. Ever.

Instead of rushing consideration of the FCC proposal to occur this year, it should be considered at the time of (or following) the CP update, when all the resources necessary to making such a momentous decision can be pulled together. The 2007 CP update process took two years, allowing for thorough consideration of all the potential ramifications.

Further, a UGA proposal (which is what the FCC proposal amounts to) should be submitted by the jurisdiction that will have to make it work.4 The urban levels of service that a new UGA will have to provide are the responsibility of the jurisdiction in which the UGA is located. That means the county will have to provide urban levels of law enforcement services, fire protection and drainage, not to mention water and sewer services, regardless of whether there is a “development agreement” to do that.5 Some of these additional costs are built into the rationale for this proposal. For example, it calls for “transit-oriented” development. That means it must be served by transit – but who will provide that? It is difficult to think of a time when public transit paid for itself. Will that not be another taxpayer cost?

D. A large-scale new UGA is not likely to solve the housing affordability dilemma.

Housing affordability is definitely a major concern in our county. However, a new UGA is not the only, nor the best, solution for more housing. Is it better to have 8 story apartment buildings in the heart of the countryside or rented ADUs of modest size on rural lots, sharing utility services with the main house? The County has

successfully implemented rural ADU regulations but that means those new housing units count as growth in the rural areas. Taking rural lands and re-naming them as urban is still converting rural lands to urban uses. We need to continue Skagit-sized solutions. We can do better than FCCs.

In this proposal, the need for affordable housing is argued without a true commitment to providing meaningful amounts of low to moderate income housing. After all, what is a "mix" of housing types? How much "affordable housing" would be included and who will build it? Even less certain, how will affordable rental housing be provided? It may be an allowable use, but who will see that such ownership and management is provided?

Moreover we should be aware that there is nothing to prevent the creation of a huge commuter enclave for the many Seattle workers being squeezed out of the Seattle housing market, workers who command higher salaries than local people. Who will actually benefit, besides the current land-owners? What keeps the housing from being purchased by investors – real estate investment firms, foreign investors, owners of second, third or fourth homes?

E. Changing the allowable uses on some rural property is itself spending public resources

Zoning and land use restrictions are imposed by local government for the public good. They should only be changed for the public good as well. In this case, a private corporation seeks to benefit from changing the uses on rural land it owns (or controls). All other rural landowners will be held to the current restrictions so we must ask: Is this a good use of a public resource that we, as a whole, have earned?

No matter what "could" be done with an FCC, once it is an allowed use, any plan that fits within the parameters of an FCC is allowable. As a consequence, we must be very careful with the choice to turn over precious land resources, especially to a private entity whose mission is not creation of affordable housing. Despite the arguments being made in this proposal, no one can be compelled to build what is allowed – providing for 8 story apartment buildings does not mean anyone will build them, let alone manage and maintain them, for example. The "maybes" and "it is possibles" do not amount to enforceable promises. Instead we must ask: how will we know if this proposal for large scale residential development in the Skagit countryside will actually benefit the public? Pavement is forever; development rights vest at the time of the accepted application. This decision is too big to rush.

We urge you to decline to consider the Skagit Partners' proposal LR20-04 on the 2021 docket.

Very truly yours,

Margery Hite - Bow
Eric Hall - Mount Vernon
Christine Kohnert – Mount Vernon
Gary Wickman -
Bee Faxon – 20757 Anderson Road Burlington WA 98233
Jane Zillig – Sedro-Woolley
Paul Ingalls – Sedro-Woolley
Christie Stewart Stein – West Mount Vernon
Martha Bray -
Hannah Sullivan - Marblemount

From Host Address: 74.220.251.132

Date and time received: 4/30/2021 3:32:32 PM

From: Tim Knue <timknue@gmail.com>
Sent: Friday, April 30, 2021 3:16 PM
To: PDS comments
Subject: Skagit County's 2021 Docket of Proposed Policy, Code, and Map Amendments

Please vote no on docketing the Avalon fully Contained Community Proposal!

The Avalon fully contained Community Proposal as an amendment to the proposed 2021 Comprehensive Plan review is inconsistent and in conflict with the 2007 Skagit County Countywide Planning Policies (CPPs) which have been 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. This proposed amendment is in direct conflict with the current comprehensive plan.

Because there is no credible evidence that our local municipalities do not have the capacity within existing UGAs to accommodate existing growth projections for the county; moving forward with docketing this proposal is 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.

Additionally, 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.

Tim Knue
(20152 English Rd, Mount Vernon WA 98274

"Courage is the power to let go of the familiar." - Raymond Lindquist
360-202-5297
timknue@gmail.com

From: Jane Page <acujane@aol.com>
Sent: Friday, April 30, 2021 2:56 PM
To: PDS comments
Subject: Skagit County's 2021 Docket of Proposed Policy, Code, and Map Amendments

Dear Commissioners:

The Avalon fully contained Community Proposal is inconsistent and in conflict with the Skagit County Countywide Planning Policies (CPPs) which have been mutually agreed to by Skagit County and local municipalities to sustainably manage growth and to 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 is violation of the 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.

Thanks you ~ Jane Page

From: Anne Bromwell <annebromwell@yahoo.com>
Sent: Friday, April 30, 2021 2:48 PM
To: PDS comments
Subject: Skagit County's 2021 Docket of Proposed Policy, Code, and Map Amendments

I would like to voice my concerns about the proposed housing development going in at Avalon golf course. I think it is unconscionable for the county to be thinking about building more houses for rich people when there is such a problem with un-homed people in our county. Your focus should be on permitting affordable houses to be in-built within the existing urban growth limits of the cities and towns in the county - not on bringing more commuters from King and Snohomish Counties who will continue to work and shop in those counties, thus contributing nothing to the local economy. Yet, they will impact our county and actually cost much more in extra road and utilities maintenance due to all the extra wear and tear.

Additionally this proposal is inconsistent and in conflict with the Skagit County Countywide Planning Policies (CPPs) which have been mutually agreed to by Skagit County and local municipalities to sustainably manage growth and to 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 is violation of the 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 my comments,
L. Anne Bromwell
20547 Buzzie Ln
Sedro Woolley WA 98284

From: r.j.anderson@frontier.com
Sent: Friday, April 30, 2021 2:37 PM
To: PDS comments
Cc: Commissioners
Subject: Skagit County's 2021 Docket of Proposed Policy, Code, and Map Amendments

Hello,

We are writing to express our opposition to an approval of the Avalon proposed development three miles north of Burlington.

Years were spent researching and creating a growth plan for Skagit County. The end result was a ban on developments like this outside of designated urban growth areas. Reversing all the previous analytics and decisions should not be done before the growth plan is again studied and appropriately updated.

If the Avalon development receives an approval, it will open the door for similar proposals from other developers. Establishing the Avalon precedent will make it much more difficult to reject their plans, once it is clear that the growth plan is no longer a barrier. The precedent could be costly in terms of future litigation.

Mill Creek, Washington was a similar planned community built in the 1980s. It has spurred more growth around the original community and forced major investments in infrastructure to cope with increasing traffic. There is no reason to believe that this development would not follow the same path.

There is land available within the defined urban growth areas to accommodate residential developments. Burlington itself is seeing a contraction in its retail base and sites such as the Cascade Mall and former Kmart store location are both sizeable options. You only need to look 45 miles south to find a residential project underway at the former Sears store site in Alderwood Mall. These locations have most of the utilities and roads needed to handle conversion to residential use.

We support a growing and vibrant Skagit County. But let’s do so within the established boundaries.

Respectfully,

Susan and Ron Anderson
17770 Tuk Tuk Trail
La Conner, WA 98257

From: MHite <mhite@wavecable.com>
Sent: Friday, April 30, 2021 2:27 PM
To: PDS comments
Subject: The docketing decision on the proposed actions in LR 20-04, the request of Skagit Partners LLC for amendments to the CPPs, the CP and the County's DRs

Sent by: Margery Hite
15407 Colony Road
Bow, WA 98232

To the Skagit County Commissioners:

Please consider this letter as the comments of the Skagit county residents indicated below related to the docketing decision on the proposed actions in LR 20-04, the request of Skagit Partners LLC for amendments to the Countywide Planning Policies (CPPs), the Comprehensive Plan (CP) and the County's Development Regulations (DRs).

We are writing to urge the County Commissioners to decline to docket LR20-04 for consideration in 2021 for the following reasons:

I. SCC 14.08 does not allow consideration of proposed amendments to the CPPs in the docketing process.

The Comprehensive Plan Policy or Development Regulation Amendment Suggestion submitted by Skagit Partners LLC proposes amendments to the Countywide Planning Policies (CPPs).(Proposal Description 1) The process for docketing Comprehensive Plan amendment requests, set out in Ch. 14.08 SCC, does not include amendments to the Countywide Planning Policies. SCC 14.08 by its own terms is limited to: requests for comprehensive plan amendments; comprehensive plan map amendments; rezones permitted by an existing Comprehensive map designation; and amendments to the development regulations. SCC 14.08.020(2). The petition of Skagit Partners seeks to amend the Countywide Planning Policies through the docketing process. This is an impermissible use of the docketing process and no proposed amendments to the CPPs should be docketed.

II. Removing the CPP amendment requests does not make the proposal subject to consideration on this year's docket because the proposed amendments to the Comprehensive Plan and Development Regulations violate the CPPs.

The Skagit County Countywide Planning Policies do not allow Fully Contained Communities (FCCs). The CPPs expressly provide that 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.(CPP 1.1) (emphasis added)

The CPPs then list the UGAs in Skagit County: Anacortes, Bayview Ridge, Burlington, Concrete, Hamilton, La Conner, Lyman, Mount Vernon, Sedro-Woolley and Swinomish. No additional UGAs are permitted under the CPPs. A fully contained community is an urban growth area. RCW 36.70A.350. Under the CPPs, a new urban growth area is not an allowed use. The proposal to create one should not be docketed for consideration because at this time it would make an impermissible change to the Comprehensive Plan.

III. Comprehensive Plans must comply with the CPPs.

The Countywide Planning Policies is the guiding document for the Skagit County Comprehensive Plan and the Comprehensive Plan must comply with the CPPs. This is set out in the CPPs:

i. These countywide planning policies shall be the foundation for the Skagit County Comprehensive Plan.

ii. All Elements of the Comprehensive Plan, including maps and procedures, shall comply with these policies. Amendments to the other components of the comprehensive plan shall conform to these policies.(CPPs 1 and 2)

The County Commissioners are not empowered to change the Comprehensive Plan in violation of the adopted Countywide Planning Policies. Therefore, this is not the appropriate time to consider the comprehensive plan and

development regulations amendments proposed by Skagit Partners. The docketing recommendation for considering LR20-04 in 2021 should not be adopted.

IV. Docketing LR 20-04 at this time would be poor policy.

A. There is not time for robust public participation.

The proposal of Skagit Partners involves a major change to life in Skagit county. Creating an urban growth center for thousands of residents outside of any city or town and placing it in a rural area fundamentally impacts transportation, new urban levels of service, the rural character of the county, and drainage onto downstream agricultural lands, to name just a few. The public is not widely aware of this potential change and it will take time to mount a major outreach campaign so that public opinion can be heard. To make that effort even more difficult, we are still under pandemic conditions. The time to garner public opinion on such a far-reaching proposal is not now.

B. The County must coordinate planning for urban growth with the cities and towns.

There must be time for thorough consultation with the cities and towns in Skagit. The cities and towns are parties to the CPPs and also use them to plan for their own futures. For example, the City of Mount Vernon used the CPP population allocations that the Skagit Partners proposal seeks to overturn as the basis of its 2016 Buildable Lands Analysis. Cities and towns have been reducing their lot size requirements to allow for more residential infill, in reliance on the CPPs. Joint planning with the cities and towns is required by the GMA. RCW 36.70A.210. Taking unilateral action would violate the GMA.

C. Time and resources are needed to fully evaluate the potential consequences of an FCC and the new public spending it will require.

There are many potential major ramifications to the proposal for FCCs. We need to explore them fully, especially since the vesting proposal means any applications submitted under the FCC designation are vested to those regulations in effect when the changes are adopted - which means those regulations cannot be undone for those applications. Ever.

Instead of rushing consideration of the FCC proposal to occur this year, it should be considered at the time of (or following) the CP update, when all the resources necessary to making such a momentous decision can be pulled together. The 2007 CP update process took two years, allowing for thorough consideration of all the potential ramifications.

Further, a UGA proposal (which is what the FCC proposal amounts to) should be submitted by the jurisdiction that will have to make it work. (SCC 14.08.030(1)(b) implicitly acknowledges this by requiring proposals for CP amendments regarding UGAs to be brought by the responsible jurisdiction.) The urban levels of service that a new UGA will have to provide are the responsibility of the jurisdiction in which the UGA is located. That means the county will have to provide urban levels of law enforcement services, fire protection and drainage, not to mention water and sewer services, regardless of whether there is a "development agreement" to do that.(Corporations come and go. Governments may be left with the fall-out.) Some of these additional costs are built into the rationale for this proposal. For example, it calls for "transit-oriented" development. That means it must be served by transit – but who will provide that? It is difficult to think of a time when public transit paid for itself. Will that not be another taxpayer cost?

D. A large-scale new UGA is not likely to solve the housing affordability dilemma.

Housing affordability is definitely a major concern in our county. However, a new UGA is not the only, nor the best, solution for more housing. Is it better to have 8 story apartment buildings in the heart of the countryside or rented ADUs of modest size on rural lots, sharing utility services with the main house? The County has successfully implemented rural ADU regulations but that means those new housing units count as growth in the rural areas. Taking rural lands and re-naming them as urban is still converting rural lands to urban uses. We need to continue Skagit-sized solutions. We can do better than FCCs.

In this proposal, the need for affordable housing is argued without a true commitment to providing meaningful amounts of low to moderate income housing. After all, what is a "mix" of housing types? How much "affordable housing" would be included and who will build it? Even less certain, how will affordable rental housing be provided? It may be an allowable use, but who will see that such ownership and management is provided?

Moreover we should be aware that there is nothing to prevent the creation of a huge commuter enclave for the many Seattle workers being squeezed out of the Seattle housing market, workers who command higher salaries than

local people. Who will actually benefit, besides the current land-owners? What keeps the housing from being purchased by investors – real estate investment firms, foreign investors, owners of second, third or fourth homes?

E. Changing the allowable uses on some rural property is itself spending public resources

Zoning and land use restrictions are imposed by local government for the public good. They should only be changed for the public good as well. In this case, a private corporation seeks to benefit from changing the uses on rural land it owns (or controls). All other rural landowners will be held to the current restrictions so we must ask: Is this a good use of a public resource that we, as a whole, have earned?

No matter what "could" be done with an FCC, once it is an allowed use, any plan that fits within the parameters of an FCC is allowable. As a consequence, we must be very careful with the choice to turn over precious land resources, especially to a private entity whose mission is not creation of affordable housing. Despite the arguments being made in this proposal, no one can be compelled to build what is allowed – providing for 8 story apartment buildings does not mean anyone will build them, let alone manage and maintain them, for example. The "maybes" and "it is possibles" do not amount to enforceable promises. Instead we must ask: how will we know if this proposal for large scale residential development in the Skagit countryside will actually benefit the public? Pavement is forever; development rights vest at the time of the accepted application. This decision is too big to rush.

We urge you to decline to consider the Skagit Partners' proposal LR20-04 on the 2021 docket.

Very truly yours,

Margery Hite - Bow
Eric Hall - Mount Vernon
Christine Kohnert – Mount Vernon
Gary Wickman - Sedro-Woolley
Bee Faxon – Burlington
Jane Zillig – Sedro-Woolley
Paul Ingalls – Sedro-Woolley
Christie Stewart Stein – West Mount Vernon Hannah Sullivan – Marblemount Martha Bray – Sedro-Woolley John Day - Sedro-Woolley

From: Leanne Hall <elkrunfarm8@gmail.com>
Sent: Friday, April 30, 2021 2:19 PM
To: PDS comments
Subject: Skagit County's 2021 Docket of Proposed Policy, Code, and Map Amendments")

The Avalon fully contained Community Proposal is inconsistent and in conflict with the Skagit County Countywide Planning Policies (CPPs) which have been mutually agreed to by Skagit County and local municipalities to sustainably manage growth and to 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 is violation of the 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.

Leanne Hall

From: Christian Allan Carlson <christianallancarlson@gmail.com>
Sent: Friday, April 30, 2021 1:54 PM
To: PDS comments
Subject: Skagit County's 2021 Docket of Proposed Policy, Code, and Map Amendments

Dear Commissioners:
The Avalon fully contained Community Proposal is inconsistent and in conflict with the Skagit County Countywide Planning Policies (CPPs) which have been mutually agreed to by Skagit County and local municipalities to sustainably manage growth and to 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 is 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.

Christian Carlson
504 South 1st Street
Mount Vernon, WA. 98273

From: Martha and Scott Rhodes <smrhodes@wavecable.com>
Sent: Friday, April 30, 2021 1:54 PM
To: PDS comments
Subject: Skagit County's 2021 Docket of Proposed Policy, Code, and Map Amendments

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 is 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,
Martha Rhodes
PO Box 341
Clearlake, WA 98235

From: Kelly Stockton <kellyastockton@gmail.com>
Sent: Friday, April 30, 2021 1:41 PM
To: PDS comments
Subject: Skagit County's 2021 Docket of Proposed Policy, Code, and Map Amendments

Dear Commissioners,

As a life long resident of Skagit County and voting citizen who therefore puts trust in our elected commissioners I must strongly oppose ANY changes to existing laws, policies, codes or map amendments that would allow densification outside of city limits in Skagit County. If changes are allowed i view this as a slippery slope situation and usable precedent for further changes by developers and others who are solely interested in profit and not quality of life. PLEASE do not vote for this.

Sincerely,

Kelly Stockton

From: Mark Warren <lloydvon@comcast.net>
Sent: Friday, April 30, 2021 1:41 PM
To: info@skagitonians.org; PDS comments
Subject: Skagit County's 2021 Docket of Proposed Policy, Code, and Map Amendments

RE: Skagitonians to Preserve Farmland

To whom this may concern,

This plan for a self-contained community around Avalon Golf Course and Kelleher Road would not only be a disaster to our community, it is irresponsible and reckless. While a few people get rich, the cost of this disaster will fall upon everyone else who lives here creating more congestion, lack of resources, and poverty. I swear to God the planning commission is not going to stop until all the farmland and hills are consumed and destroyed.

It seems absurd to be restricting water rights for current residents, while considering adding a town the size of Sedro-Woolley to our northern border. Where will the water come from? Where will we build three or four new schools? Jobs? The night sky will be awash with light, the noise will have a big impact, and the traffic will be unmanageable and constant. "Self-contained" is obviously a deceptive way of characterizing this debacle. Its impacts will spill well beyond its borders, again leaving the ruins of another development (especially of this size) to the citizens of this county to deal with. Why should the people of Skagit County shoulder the burden for such an outlandish scheme? And they will, with taxes for roads and signals, with diminished property values, with interminable waits to get through already crowded thoroughfares, and with the degradation of the environment such boondoggles always incur. There are traffic issues at Cook Rd exit already and I live on Collins Rd where it is a challenge to even get on Cook Rd during certain hours of the day. Highway 20 is falling apart with excessive amounts of traffic daily and to add a development of this magnitude is beyond sensible.

This is an absurd and destructive proposal on an unimaginable scale. Let's not let this project, obviously conceived to **profit a few at the expense of many**, go another step further, and for once consider and have some respect for the citizens of this county and all the reasons we love to live here; The beauty, cleanliness, clean water, fresh air, space, and generally the great living conditions that have already been depleted that this development will destroy.

Regards,

Mark Warren

lloydvon@comcast.net

10058 Collins Rd

Sedro Woolley, WA 98284

360-856-1847

From: Nancy Crowell <nkcrowell@hotmail.com>
Sent: Friday, April 30, 2021 1:23 PM
To: PDS comments
Subject: Please VOTE NO on the Avalon development

Dear Commissioners:

I realize that this development is going to keep pushing and pushing until you cave in, but I really hope you don't do so. This Avalon so-called "fully contained Community" proposal is not an appropriate or acceptable way to sustainably manage growth in Skagit County. It is absolutely inconsistent with the Skagit County Countywide Planning Policies (CPPs) which have been mutually agreed by Skagit County and local municipalities to sustainably manage growth and to direct urban growth toward existing urban growth areas. Density, not sprawl, is the most acceptable way to expand the housing availability in Skagit. What a blight on our valley this huge development would be!

Here in La Conner we are adapting and developing by encouraging more density, not by creeping out and expanding into nearby land. It's exactly what should be done throughout Skagit County.

There's no credible evidence our local municipalities don't have the capacity to handle the expected influx of residents to this area. That's the reason there's a comprehensive plan! DO NOT ALLOW THIS TO MOVE FORWARD.
Yes, housing rates are at an all-time high and finding places to live is challenging right now, but the answer is not just expanding and creating sprawl that will seriously impact the quality of life here, but to look at the existing urban growth areas and allow developers to infill. This proposal is inconsistent with the Skagit County's Comprehensive Plan, UGA designation policies and most importantly, the Envision Skagit 2060 Citizen Committee Final Recommendations. Citizens DO NOT WANT THIS KIND OF DEVELOPMENT!!! Please VOTE NO on this proposal. Show that Skagit is different and will not cater to the pressures of developers but will instead listen to the voices of its citizens.

Thank you,

Nancy Crowell
IG: @crowellphotography & @crowellwildlife
WEB: crowellphotography.com

From: Susanne Arriaza <susannearriaza@gmail.com>
Sent: Friday, April 30, 2021 1:02 PM
To: PDS comments
Subject: Skagit County's 2021 Docket of Proposed Policy, Code, and Map Amendments

Dear Commissioners:

The Avalon fully contained Community Proposal is inconsistent and in conflict with the Skagit County Countywide Planning Policies (CPPs) which have been mutually agreed to by Skagit County and local municipalities to sustainably manage growth and to 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 is violation of the 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: Josefina Beecher <revjosefina@hotmail.com>
Sent: Friday, April 30, 2021 12:39 PM
To: Commissioners; PDS comments
Subject: Skagit County's 2021 Docket of Proposed Policy, Code, and Map Amendments

I am writing to object to the Avalon Fully Contained Development proposal. Please say no to this proposal. I believe it to be inconsistent with established growth policies for the county and municipalities which direct urban growth to be carried out in designated urban growth areas according to the comprehensive plan.
This development is being proposed for a unique rural area which includes farmland and wetlands owned by the Skagit Land Trust. The Green Road Marsh Property is 42 Acres just south of this proposed development. The access from Kelleher Road to this Development is directly across the street from the marsh in which many varieties of birds and mammals have protection. High traffic would threaten them as would potential run-off problems.
The cliff along the west side of this proposed development is very unstable. I frequently walk my dog nearby and know that there is significant erosion. The proposed mitigation in the plan would not be adequate to control this with increased density of traffic. The west property line cliff has a direct view to the west and there is no doubt that if many people were living adjacent to that view area, there would be pedestrian and vehicular traffic pushing against that unstable cliff.
In addition to these environmental concerns, the traffic impact would be extremely negative, both for neighbors and for the county. Kelleher Rd., Green Rd., and old Highway 99 are already overly used for their condition. There would also be significant impact on Cook Rd. and I-5.
I live and own property at 7134 Steelhead Lane, Burlington, WA 98233.
Please do not allow this risky and damaging project to continue.
Sincerely,
The Rev. Josefina Beecher
Mary McConnaughey

From: Trina Carlson <tkcarlson@gmail.com>
Sent: Friday, April 30, 2021 12:26 PM
To: PDS comments
Subject: Skagit County's 2021 Docket of Proposed Policy, Code, and Map Amendments

Dear Commissioners:
The Avalon fully contained Community Proposal is inconsistent and in conflict with the Skagit County Countywide Planning Policies (CPPs) which have been mutually agreed to by Skagit County and local municipalities to sustainably manage growth and to 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 is 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.

Trina Carlson
504 South 1st Street
Mount Vernon, WA. 98273
206-371-0240

Sent from my iPhone

From: Vicki Brems <vicki_brems@brems.com>
Sent: Friday, April 30, 2021 12:25 PM
To: PDS comments
Subject: Skagit County's 2021 Docket of Proposed Policy, Code, and Map Amendments

To: Skagit County Planning and Development Services

Re: Avalon Fully Contained Community proposal

As 20-year residents of Orcas Island, we rely on the communities of Anacortes, Mount Vernon, Burlington, LaConner and Sedro-Woolley for shopping, hotels, restaurants, healthcare and other 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 the Skagit County Planning Commissioners to recommend to the Board of County Commissioners a vote of "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.

Please uphold the countywide planning policies that direct urban growth into the existing Urban Growth Area instead of creating sprawl. Docketing this proposal is 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.

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

Respectfully,

Christian W. Brems & Vicki Lander Brems
779 Old Sentinel Rd
Olga, WA 98279
360-376-5300

From: Martha and Scott Rhodes <smrhodes@wavecable.com>
Sent: Friday, April 30, 2021 12:21 PM
To: PDS comments
Subject: Skagit County's 2021 Docket of Proposed Policy, Code, and Map Amendments

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 is 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,
Martha Rhodes

From: Ann C Reid <nutfarm@wavecable.com>
Sent: Friday, April 30, 2021 11:55 AM
To: PDS comments
Subject: Skagit County's 2021 Document of Proposed Policy, Code, and Map Amendments

To the Commissioners,

Skagit County's identity and value are tied to this rural farming community. It draws thousands of people here to see the last agricultural rural farmland along the I5 corridor.
The Avalon Community Proposal for Contained Communities conflicts with the 2007 Skagit Countywide Planning Policies. A better solution is to direct growth to existing areas. Looking to a future dependent on rural communities for agriculture and open space crucial for a healthy community it is essential to keep sprawl at bay and develop urban growth wisely. The proposal is inconsistent with the Skagit County's Comprehensive Plan, UGA designation policies and Envision Skagit 2060 Citizen Committee's final recommendations.
Vote NO on allowing contained communities in Skagit County.

Thank you,
Ann Reid
PO Box 303
Bow, WA. 98232

From: Brianna Bobiak <bobiakb@gmail.com>
Sent: Friday, April 30, 2021 11:54 AM
To: PDS comments
Subject: Skagit County's 2021 Docket of Proposed Policy, Code, and Map Amendments

Dear Board of County Commissioners:

The Avalon fully contained Community Proposal is inconsistent and in conflict with the Skagit County Countywide Planning Policies (CPPs) which have been mutually agreed to by Skagit County and local municipalities to sustainably manage growth and to 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 is violation of the 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,

Brianna Steere

Sent from my iPhone

From: jake hanby <jkhanby@hotmail.com>
Sent: Friday, April 30, 2021 11:54 AM
To: PDS comments
Subject: Skagit County's 2021 Docket of Proposed Policy, Code, and Map Amendments

Dear Commissioners:
The Avalon fully contained Community Proposal is inconsistent and in conflict with the Skagit County Countywide Planning Policies (CPPs) which have been mutually agreed to by Skagit County and local municipalities to sustainably manage growth and to 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 is violation of the 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.
Jake Hanby
Skagit County Resident
jkhanby@hotmail.com

From: Ann C Reid <nutfarm@wavecable.com>
Sent: Friday, April 30, 2021 11:44 AM
To: PDS comments
Subject: Skagit County's 2021 Docket of Proposed Policy, Code, and Map Amendments

To the Commissioners,

Skagit County's identity and value are tied to this rural farming community. It draws thousands of people here to see the last agricultural rural farmland along the I5 corridor.
The Avalon Community Proposal for Contained Communities conflicts with the 2007 Skagit Countywide Planning Policies. A better solution is to direct growth to existing areas. Looking to a future dependent on rural communities for agriculture and open space crucial for a healthy community it is essential to keep sprawl at bay and develop urban growth wisely. The proposal is inconsistent with the Skagit County's Comprehensive Plan, UGA designation policies and Envision Skagit 2060 Citizen Committee's final recommendations.
Vote NO on allowing contained communities in Skagit County.

Thank you,
Ann Reid

From: Maura O'Neill <maura@mauraoneill.com>
Sent: Friday, April 30, 2021 11:40 AM
To: PDS comments
Subject: Skagit County's 2021 Docket of Proposed Policy, Code, and Map Amendments

Skagit County is truly one of the most special places to work, raise a family, share a cup of coffee with neighbors, purchase wheat to make a loaf of bread. And you all have and will play a vital role in ensuring that for generations to come that it remains so.

There are population pressures and development pressures but you must hold fast on the County we love so much and want so desperately to preserve its values as we modernize. Not hand it over to real estate developers who want to capitalize on our land to become the new East side of King or Snohomish County. We and you can do better by holding onto the boundaries that were so carefully drawn.

PLEASE PLEASE imagine a better, a more special community just like the business leaders of Leavenworth did in the 1970s and say NO to the cookie cutter Fully Contained Communities. In making your recommendation to the Board side with OUR towns. Side with our existing communities. Don't abandon them. Work to strengthen them. Put growth into the existing growth boundaries and your grandchildren and mine will be so grateful.

We are counting on you.

--
Maura O'Neill

From: Christy Erickson <christy@hedgerowedison.com>
Sent: Friday, April 30, 2021 11:19 AM
To: PDS comments
Subject: Skagit county 2021 docket of proposed policy, code, and map ammendments

As a resident and business owner in Skagit county I Am AGAINST allowing the development of fully contained communities in Skagit county . It would irrevocably change the character of our county for the worst .

Christy Erickson | Hedgerow

From: Patrice Lundquist <skyedogp@skagitbasecamp.org>
Sent: Friday, April 30, 2021 11:12 AM
To: PDS comments
Subject: Skagit County's 2021 Docket of Proposed Policy, Code and Map Amendments

Please vote NO on allowing Fully Contained Communities in Skagit County

These proposed developments and corresponding rapid increases in population, vehicular traffic, pedestrians will overburden the framework, roads and byways, parking, infrastructure, human services, hospital, medical and emergency services.

Please vote NO!
Patrice Lundquist
1150 Burlingame Rd
Mount Vernon WA
98274

From: Mariah Brown-Pounds <mariah.brown.pounds@gmail.com>
Sent: Friday, April 30, 2021 11:07 AM
To: PDS comments
Subject: Skagit County's 2021 Docket of Proposed Policy, Code, and Map Amendments

Dear Skagit County Planning and Development Services,
I would like you to know that I do not support the proposed Fully Contained Community near Burlington. I urge you to vote "NO" to the proposal.

Thank you for your consideration,

Mariah

--
Mariah Brown-Pounds
Mariah.brown.pounds@gmail.com
360-708-7963

From: Jon Hill <jon@jkhill.com>
Sent: Friday, April 30, 2021 10:14 AM
To: PDS comments
Subject: Skagit County's 2021 Docket of Proposed Policy, Code, and Map Amendments

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 is 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.

Jon and Charlotte Hill
La Conner

From: Planning & Development Services
Sent: Friday, April 30, 2021 10:14 AM
To: Peter Gill
Subject: FW: PDS Comments

From dept email

From: website@co.skagit.wa.us <website@co.skagit.wa.us>
Sent: Friday, April 30, 2021 9:55 AM
To: Planning & Development Services <planning@co.skagit.wa.us>
Subject: PDS Comments

Name : Todd Ouellette
Address : PO Box 2255
City : Mt Vernon
State : WA
Zip : 98273
email : todd@nwlink.com
PermitProposal : Skagit County's 2021 Docket of Proposed Policy, Code, and Map Amendments
Comments : Commissioners:
I am in full agreement with the SSF objections below. The proposal is not in keeping with the growth guidelines arrived at with public input.

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 is 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: 154.6.21.46

Date and time received: 4/30/2021 9:51:43 AM

From: Keith and Janice Wiggers <jkwiggers@gmail.com>
Sent: Friday, April 30, 2021 10:11 AM
To: PDS comments
Subject: Avalon (sprawl) proposal

Dear County Commisioners,

This letter is to express my strong opposition to the Avalon proposed development north of Burlington, AND, my sincere wish that you vote against it.

There are many reasons that sprawl is bad. For many of those reasons the CPPs were adopted in 2007 to prevent sprawl. New developments should be **within** the existing city limits as agreed upon in 2007.

Please, vote **NO** to this most recent proposal.

Thank you.

Keith Wiggers
9033 District Line Rd, Burlington, WA 98233

360-540-3464

From: Warren Heartwood <w.heartwood@gmail.com>
Sent: Friday, April 30, 2021 10:03 AM
To: PDS comments
Subject: Skagit County's 2021 Docket of Proposed Policy, Code, and Map Amendments

As a lifetime resident of Skagit county, I am strongly opposed to allowing this development to move forward. One of the biggest things that makes Skagit County special is that it isn't densely populated like surrounding counties. I commute to work every day on Bow Hill Road/ Prairie Road and F&S Grade road. Adding all of these residential units would drastically increase traffic on those roads. Bringing that many people into the area would also increase traffic in Burlington and its shopping centers. Burlington Blvd. is already frustrating to drive on due to the traffic, and this would make it even worse. I believe that bringing in all of these residents would have a snowball effect. **If you allow this development to go in, it will set a precedent for other similar developments to go in**. The impacts are much larger than the significant impacts that will happen immediately.

Thank you for taking the time to hear my opinions.
Warren Heartwood

From: Ashley Collins <vankirk.ashley@gmail.com>
Sent: Friday, April 30, 2021 10:03 AM
To: PDS comments
Subject: Skagit County's 2021 Docket of Proposed Policy, Code, and Map Amendments

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 is 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.

As a property owner very near where this community is proposed I can tell you that it would affect safety, enjoyment, and peace in this area significantly. I live and own outside city limits because I chose not to be in an environment that resembles city or urban or suburban living in any way. Please say no to the Avalon proposal for me! Thank you.

Sincerely,

Ashley Collins
7057 Steelhead Ln
Burlington WA,
98233

From: Sandy Hodge <sandyjhodge@gmail.com>
Sent: Friday, April 30, 2021 9:21 AM
To: PDS comments; Sandy Hodge
Subject: No ON Development of Avalon Golf for housing

Sandy

From: Sandy Hodge <sandyjhodge@gmail.com>
Sent: Friday, April 30, 2021 9:03 AM
To: PDS comments
Subject: Re: Automated Reply: Your comment was received!

Vote no on developing any rural land, Sandy Hodge 674 Peterson Place #121 Burlington, WA98233

Sandy

On Fri, Apr 30, 2021 at 8:57 AM 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: Cathy Markham <catmark57@yahoo.com>
Sent: Friday, April 30, 2021 8:50 AM
To: PDS comments
Subject: Skagit County 2021 Docket of proposed Policy. Code and Map Amendments

I strongly object to the planned new community(FCC) north of Burlington coming to your attention. Please do not approve any changes to Skagit Valley polices that would allow or approve it.

Sincerely
Catherine Markham
419 Umatilla Drive
La Conner
360-722-4167

Sent from my iPhone

From: Chris Soler <hydrosoler@gmail.com>
Sent: Friday, April 30, 2021 8:31 AM
To: PDS comments
Subject: Avalon community proposal

Please vote no to the Avalon contained community proposal. Allowing sprawl of this type is against all growth management rules of the last three decades. The impact of this development would overwhelm our rural road network. The place for growth is in existing cities. The last plan for the Alger area showed the local population wanted to keep this area rural.

Chris Soler
18067 Colony Rd.
Bow, Wa 98232

Sent from my iPad

From: Rich Bergner <fidalgowildlifehabitat@gmail.com>
Sent: Friday, April 30, 2021 8:48 AM
To: PDS comments
Subject: Skagit County's 2021 Docket of Proposed Policy, Code, and Map Amendments

Commissioners:

The Avalon fully contained Community Proposal is a serious threat to the viability of Skagit County agriculture.

The proposal is in conflict with the 2007 Skagit County Countywide Planning Policies, which directs all urban growth into existing Urban Growth Areas.

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.

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

Richard Bergner

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

From: Melissa Erlenbach <erlenbachmelissa05@gmail.com>
Sent: Friday, April 30, 2021 8:48 AM
To: PDS comments
Subject: Skagit County's 2021 Docket of Proposed Policy, Code, and Map Amendments

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 is 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.

As a property owner very near where this community is proposed I can tell you that it would affect safety, enjoyment, and peace in this area significantly. I live and own outside city limits because I chose not to be in an environment that resembles city or urban or suburban living in any way. Please say no to the Avalon proposal for me! Thank you.

--
Kind regards,
Melissa Erlenbach
7045 Steelhead Ln
Burlington, WA 98233

From: Esther Luttikhuizen <esther@estherclaypool.com>
Sent: Friday, April 30, 2021 8:22 AM
To: PDS comments
Subject: Skagit County's 2021 Docket of Proposed Policy, Code, and Map Amendments

To Skagit County Planning and Development Services:

The Skagit County Countywide Planning Policies adopted by the County and participating cities and towns, make it clear, NO to sprawl! All of the County's Comprehensive Planning Documents that have been adopted with public participation for the last 32 years have said NO to Sprawl.

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 is 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 Say NO to Sprawl! Please protect the rural character of Skagit County!

Respectfully,

Esther Luttikhuizen
Brad Claypool
PO Box 206
Bow, WA 98232

From: Greg Whyte <greg.whyte@gmail.com>
Sent: Friday, April 30, 2021 8:13 AM
To: PDS comments
Subject: Skagit County's 2021 Docket of Proposed Policy, Code, and Map Amendments

Dear Commissioners:

The Avalon fully contained Community Proposal is inconsistent and in conflict with the Skagit County Countywide Planning Policies (CPPs) which have been mutually agreed to by Skagit County and local municipalities to sustainably manage growth and to 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 is violation of the 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

Greg Whyte La Conner, WA

From: don hanna <dhhenryclay2009@gmail.com>
Sent: Friday, April 30, 2021 7:57 AM
To: PDS comments
Subject: Skagit County's 2021 Docket of Proposed Policy, Code, and Map Amendments

Dear Commissioners:

Please reject the Avalon fully contained Community Proposal. The Avalon proposal violates the letter and spirit of the GMA and Skagit County Countywide Planning Policies and if allowed will egregiously and irreparably further the sprawl these laws were intended to prevent. Furthermore, there is no demonstrable need for such a massive development as local municipalities have more than adequate capacity to address future growth through their UGA planning. Also, the extreme density of the Avalon proposal will necessitate a concomitant public commitment to the expansion of roads-roads already congested.

So, because the Avalon fully contained Community Proposal is in contravention of the law, is unnecessary, puts an unfair burden on the taxpaying public and is incongruous with the surrounding area I respectfully but strongly urge you to reject the Avalon project.

Thank you.

Don Hanna
415 Warner St
Sedro-Woolley, Wa
98284

360 840 0430

From: Commissioners
Sent: Friday, April 30, 2021 7:49 AM
To: Peter Gill
Cc: Hal Hart; Michael Cerbone
Subject: FW: Avalon Fullyy contained community

-----Original Message-----
From: Sam Hill <sdhill@gwtc.net>
Sent: Thursday, April 29, 2021 5:36 PM
To: Commissioners <commissioners@co.skagit.wa.us>
Subject: Avalon Fullyy contained community

Commissioners,

I realize the burden facing you regarding the proposed Avalon community in front of you, it is not a small burden.

There exists, ever so fewer as time marches on, unique and wonderful places in the world that should remain as constant and unchanged as possible. One of those places is the Skagit Valley. Every assault on it is a slow but definite erosion to this wonderful place so many of us call home.

Is there value to add homes, development, growth to the area? I suppose those with a financial gain would say absolutely yes. But is there value to retain what we all cherish as a sacred and special place that is Skagit Valley as it now is? Absolutely. And unfortunately, once it is gone, it remains gone forever.

Please, listen to your heart and the hearts of the many of us who believe developments of this immensity are not what we are about.

Deny this, for once and all, let's keep what we cherish sacred.

Samuel Hill
15090 Beaver Marsh Road
Mt. Veernon, WA

From: Commissioners
Sent: Friday, April 30, 2021 7:48 AM
To: Peter Gill
Cc: Hal Hart; Michael Cerbone
Subject: FW: NO on Avalon fully contained Community Proposal

Hi Peter,

Please see public comment below.

Thanks,

Linda

Linda Hammons, CMC, Clerk of the Board
Skagit County Commissioners' Administrative Building
1800 Continental Place, Suite 100|Mount Vernon, WA 98273
Direct (360) 416-1310 |Commissioners' Office 360.416.1300|E-mail: lindah@co.skagit.wa.us
Board of County Commissioners' Website: www.skagitcounty.net/countycommissioners

From: SteveDian Jahn <stevedianjahn@gmail.com>
Sent: Thursday, April 29, 2021 5:09 PM
To: Commissioners <commissioners@co.skagit.wa.us>
Subject: NO on Avalon fully contained Community 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 is 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.**

Steve & Dian Jahn
425-830-4981
stevedianjahn@gmail.com

From: Lucy Bradshaw <bradshaw2724@gmail.com>
Sent: Friday, April 30, 2021 6:52 AM
To: PDS comments
Subject: Skagit County's 2021 Docket of Proposed Policy, Code, and Map Amendments

Dear Commissioners,
Please vote NO on docketing the Avalon Fully Contained Community Proposal. It is so important that we preserve the values and prior documented policies that have been established here 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. Moving forward with docketing this proposal would violate 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.

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

Again, please vote no on docketing this proposal.

Thank you for your attention to this critical issue,
Lucy Bradshaw
9394 Marshall Rd.
Bow, WA 98232
(510)708-5143

From: Amy Moe <suemoe_@hotmail.com>
Sent: Friday, April 30, 2021 6:38 AM
To: PDS comments
Subject: Skagit County's 2021 docket of proposed policy, code, and map amendments

To whom it may concern,

I am opposed to the development of the Avalon fully contained community. As a 4th generation Skagitonian I take pride in the foresight and planning our county has demonstrated in protecting our lands, keeping our communities stable, and projecting growth in a reasonable fashion within the existing cities of Skagit county.

The Avalon fully contained community is not consistent with the type of growth that we have promoted here in Skagit county. The influx of traffic, the sprawling nature of the development, the concept of a fully-contained community rather than growth that is integrated in our thriving communities, and the potential for disruption of operating farmland are top reasons to vote no on this project.

Thank you for your time,

Amy Moe

From: Valerie Newsom <newsom123@hotmail.com>
Sent: Thursday, April 29, 2021 11:16 PM
To: PDS comments
Subject: Skagit County's 2021 Docket of Proposed Policy, Code, and Map Amendments

Resent with the proper reference in the Subject line.

From: Valerie Newsom
Sent: Thursday, April 29, 2021 11:13 PM
To: pdscomments@co.skagit.wa.us
Subject: Proposed Avalon Development

Dear Skagit County Commissioners,

As members of Skagitonians to Preserve Farmlands, we have been notified about the proposed Avalon Development north of Burlington.

The proposed development seems to be based on the premise "Build it and they will come."
With a potential impact of around 8,000 residents, this would be akin to building a town the size of Burlington from the ground up.
Wouldn't it make more sense to have smaller developments scattered throughout the county as needed rather than causing so much impact on one area all at once?

What does self-contained mean? Is it just houses or will the development have their own police and fire departments, a town hall, a municipal court, and build its own schools?
What about daycares and a community center for seniors? You can't just put up houses without supporting those residents with the necessary services they will require.

Shelter Bay near LaConner has its own sewage treatment plant. Will this development treat its own sewage? If not, what plans are in place for sewage treatment?

Local hospitals already have long wait times in the emergency department. Will this new development be building its own hospital OR will we all simply have to endure longer ER wait times and shortages of beds, and then wait years for the hospitals to procure funding in order to expand to meet the need?

Where will all of these people work? There aren't that many available jobs in Skagit County, so one has to assume most of them will be headed for the freeway to commute to Bellingham and Everett. This may cause traffic congestion similar to the bottleneck which starts in Everett and doesn't end until Smokey Point.

For those who work from home, what about Internet connections? Internet and cell service has been spotty in our less developed areas. What is the County planning to do about that?

Although property owners have a right to build on their land, aesthetics and growth management are also considerations.
For every tree they plan to cut down, are they being required to plant trees elsewhere in the county as mitigation? What about parks and green space?

Is this a City being built with its own municipal codes OR will the development be considered as part of unincorporated Skagit County?
According to the 2019-2020 APPA National Pet Owners Survey, 67% of U.S. households own a pet and of those pet owners, 53% will own a dog and of those dog owners, half of the households will have more than one dog. If only 25% of the 8,000 proposed residents own a dog, that's 2,000 dogs running around with no dog tag or leash requirements.
Can they have chickens? Who is funding the Animal Control Officer to deal with the issues that will come with that many pets?

Our family started in Alderwood Manor in the 1960s. I rode horses where the Alderwood Mall was built. Our family moved to get away from urban sprawl and chose Skagit County because it still had rural charm. Mount Vernon had only one stop light and the bridge to Anacortes was a draw bridge. Through the years we have watched the population grow and have felt the impacts. For this reason we support Skagitonians to Preserve Farmland and have also donated to other land preservation causes within our region. We hope this County's natural and agricultural beauty may be preserved for the generations to come and urge the Skagit Commissioners to hold on dearly to the aesthetic we have left.

Please vote no.

Sincerely,

Valerie Newsom
2315 - 35th Court
Anacortes, WA 98221
(360) 293-4684

From: Katie Clements <clementhyme78@gmail.com>
Sent: Thursday, April 29, 2021 9:36 PM
To: PDS comments
Subject: Skagit County's 2021 Docket of Proposed Policy, Code, and Map Amendments

Dear Commissioners:
The Avalon fully contained Community Proposal is inconsistent and in conflict with the Skagit County Countywide Planning Policies (CPPs) which have been mutually agreed to by Skagit County and local municipalities to sustainably manage growth and to 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 is 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.

Sent from my iPhone, please excuse any errors.

From: Ted Furst <tedfurst@bistrolegrand.com>
Sent: Thursday, April 29, 2021 9:28 PM
To: PDS comments
Subject: Skagit County's 2021 Docket of Proposed Policy, Code, and Map Amendments

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 is a 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 Skagit County's Comprehensive Plan, UGA designation policies and the Envision Skagit 2060 Citizen Committee Final Recommendations. For all of these reasons, please vote no on docketing this proposal.

--
Ted Furst
18452 Skagit City Rd
Mount Vernon, WA 98273

From: maggie wilder <wildermaggie@hotmail.com>
Sent: Thursday, April 29, 2021 9:15 PM
To: PDS comments
Subject: Skagit County's 2021 Docket of Proposed Policy Code and Map Amendments

Dear Commissioners,
I have been a Skagit County resident since 1977. The agricultural character and the nature of small towns is what makes this place livable. We do not need mega-developments such as the one proposed north of Burlington. It's simply sprawl. Please! Let's not become the hideous mess that is Marysville and so many other places that cater to developers at the expense of everyone else.
Thank you.
Maggie Wilder
1105 South 4th St.
La Conner, WA 98257

From: Alexa Robbins <tarotmancer@mac.com>
Sent: Thursday, April 29, 2021 8:27 PM
To: PDS comments
Subject: Avalon

Dear Commissioners:

The Avalon fully contained Community Proposal is inconsistent and in conflict with the Skagit County Countywide Planning Policies (CPPs) which have been mutually agreed to by Skagit County and local municipalities to sustainably manage growth and to 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 is 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,

Alexa Robbins

La Conner, WA

Alexa Robbins

From: Nora Pederson <nkpederson@gmail.com>
Sent: Thursday, April 29, 2021 8:19 PM
To: PDS comments
Subject: Skagit County's 2021 Docket of Proposed Policy, Code, and Map Amendments

Dear Commissioners:

Avalon is a bad idea and not a good fit for our Skagit Valley community. There are better ways to accommodate growth. Please vote no.

The Avalon fully contained Community Proposal is inconsistent and in conflict with the Skagit County Countywide Planning Policies (CPPs) which have been mutually agreed to by Skagit County and local municipalities to sustainably manage growth and to 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 is 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.

Thanks,

Nora

From: Douglas Mills <beersleuth@gmail.com>
Sent: Thursday, April 29, 2021 7:20 PM
To: PDS comments
Subject: Skagit County's 2021 Docket of Proposed Policy, Code, and Map Amendments

The plan for the self-contained community around Avalon Golf Course and Kelleher Road, had I heard it talked of in a bar, would have made me think, "Who would believe such a thing?"

On the other hand, our county's chicanery with the Growth Management Act, and its illegal twisting and ignoring of statewide rules and regulation, might make me think, "Wait a minute...could this be real?"

Why should the people of Skagit County shoulder the burden for such an outlandish scheme? And they will, with taxes for roads and signals, with diminished property values, with interminable waits to get through already crowded thorofares, and with the degradation of the environment such boondoggles always incur.

It seems absurd to be restricting water rights for current residents, while considering adding a town the size of Sedro-Woolley to our northern border. Where will the water come from? Where will we build three or four new schools? The night sky will be awash with light, the noise will have a big impact (I live two miles from the railroad and can hear it very clearly), and the traffic will be unmanageable and constant. "Self-contained" is obviously a deceptive way of characterizing this debacle. Its impacts will spill well beyond its borders.

I am no NIMBY, but this is truly an absurd and destructive proposal on an unimaginable scale. Let's not let this project, obviously conceived to profit the Few at the expense of the Many, go another step further, and permanently and properly consign it to the dustbin of history.

Douglas Mills
20757 Anderson Road
Burlington, WA 98233
360-840-3313
Sent from my iPad

From: phoebe.barnard@consbio.org
Sent: Thursday, April 29, 2021 6:21 PM
To: Commissioners; PDS comments
Cc: Allen Rozema, Skagitonians to Preserve Farmland; Jill Boudreau; Mayor Julia Johnson
Subject: Skagit County's 2021 Docket of Proposed Policy, Code, and Map Amendments

Dear Commissioners, also Mayors, Planning Dept friends and colleagues,

For virtually every reason – carbon, farmland preservation, aesthetics, transport, community cohesion, economic sustainability of our existing centers, water quality, food security and overall sustainability – we need to densify and improve our existing settlements. We do NOT need to, nor should we, create additional new urban sprawl, or ostensibly 'fully-contained communities' (FCCs) such as is claimed for the one proposed 3 mi. N of Burlington.

I agree with Skagitonians to Preserve Farmland: this new proposal for a FCC north of Burlington is extremely undesirable. As a climate and ecosystem scientist, public policy analyst and core coauthor of the scientific papers on the (overwhelming) need to prevent further carbon, biodiversity loss and atmospheric instability by preventing further destruction of land (especially arable land), I ask you to stop this idea in its tracks now.

We do have to plan for incoming residents, this is an increasing inevitability. But we can do that in smart and forward-looking ways, by improving and artfully densifying our existing communities. We MUST stop repeating the multiple mistakes of the past, and start learning from them.

Private profit (which is temporary, and individualized) should not dictate planning decisions that lead to public losses (which are permanent, and borne by all of us).

Please vote NO on allowing (further) suburban sprawl in our county, and YES on more sustainable and farmland-protecting zoning and densification.

Thank you - Phoebe

Prof Phoebe Barnard (PhD)
Associate science, policy and communications strategist, Conservation Biology Institute - https://consbio.org/ and https://consbio.org/people/associates/phoebe-barnard
Affiliate Professor, University of Washington, Bothell, School of Interdisciplinary Arts & Sciences - https://www.uwb.edu/ias/faculty-and-staff/phoebe-barnard
Affiliate Professor, University of Washington, Seattle, Center for Environmental Politics - https://www.uwb.edu/ias/faculty-and-staff/phoebe-barnard
Honorary Research Associate, University of Cape Town (UCT) FitzPatrick Institute of African Ornithology - http://www.fitzpatrick.uct.ac.za/fitz/staff/research/barnard
Honorary Research Associate, UCT African Climate and Development Initiative - http://www.acdi.uct.ac.za/acdi/affiliates-people/dr-phoebe-barnard
Alliance of Leading Environmental Researchers & Thinkers page - http://alert-conservation.org/key-people/
Film co-producer, writer, and storyteller, Transmediavision USA – https://www.tmvusa.net/ and https://www.phoebebarnard.com/conservation-writing-filmmaking
LinkedIn: https://www.linkedin.com/in/phoebe-barnard/
personal portal – https://www.phoebebarnard.com

cell: +1 360 914 2307 (Mount Vernon, Washington, USA)
phoebe.barnard@consbio.org (work) and phoebebarnard2018@gmail.com (personal)

From: Dan Sr <1dsenour@gmail.com>
Sent: Thursday, April 29, 2021 6:20 PM
To: PDS comments
Subject: Skagit County's 2021 Docket of Proposed Policy, Code, and Map Amendments")

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.

Unlimited growth in Skagit County is impossible even at a slow rate. Explosive growth such as the Avalon proposal is quickly disastrous for those of us who live here.

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 is 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: D. A. Wolf <deeannwolf@mac.com>
Sent: Thursday, April 29, 2021 6:18 PM
To: PDS comments
Subject: Skagit County's 2021 Docket of Proposed Policy, Code, and Map Amendments

Dear Planning Department,

I read about proposal for a Fully Contained Community (FCC) just three miles north of the City of Burlington.

This goes against the anti sprawl philosophy that the area has adopted. It is way too dense.

It won't be fully contained. People will come and go shopping and for medical care. Way too many additional cars for our roads that are already clogged with traffic!

I vote a STRONG NO to this idea!

Sincerely,

Denise Wolf Sprague
south Mt Vernon resident in Skagit County

From: Gene Derig <gderig@me.com>
Sent: Thursday, April 29, 2021 5:38 PM
To: PDS comments
Subject: "Skagit County's 2021 Docket of Proposed Policy, Code, and Map Amendments"

Dear Skagit County Board of County Commissioners:

Thank you for the opportunity to respond to this issue.

I cite the following: "Fully contained communities (FCCs) are considered urban growth areas per RCW.36.70A.350 (2). GMA requires counties to allocate 20-year population projections between cities/towns, their Urban Growth Areas (UGAs) and to the rural County lands each year. Cities and towns accommodate increased populations by allowing additional development inside city/town limits and in UGAs. Until the cities, towns and UGAs are unable to take additional development, there is no need to consider FCCs in Skagit County".

The Growth Management Act prohibits plans that allow urban development outside of cities, towns and UGAs.

We are doing just fine managing the growth of our cities. We don't need this FCC project.

Sincerely,

Gene and Marilyn Derig
1302 K Avenue
Anacortes, WA 98221
gderig@me.com
360-293-3928

From: Barbara Martin <bmartin98274@yahoo.com>
Sent: Thursday, April 29, 2021 5:32 PM
To: PDS comments
Subject: Skagit County's 2021 Docket of Proposed Policy, Code and Map Amendments

Dear Commissioners:

This is really important. I have lived in Skagit County since 1968 and will be here until I die. I am a registered voter and I am paying attention! Skagit County a great place to live and it is not surprising that folks want to move here. However - 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 is 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. Again, I am a registered voter and I am paying attention!

Thank you,
Barbara J. Martin
18283 Peter Burns Road
Mount Vernon, WA 98274

From: Victor Sandblom <victorsandblom@yahoo.com>
Sent: Thursday, April 29, 2021 5:31 PM
To: PDS comments
Subject: Skagit County's 2021 Docket of Proposed Policy, Code, and Map Amendments

Please do not allow this development to happen. The gradual deterioration of the Skagit Valley needs to be resisted and the urban sprawl contained. Focus on revenue from tourism and farming, not on ever expanding urban sprawl. The increase in traffic and pollution will ruin this treasured valley and destroy jobs and livelihoods. Keep the Skagit natural and discourage urban sprawl !
Thank you,
Victor Sandblom

Sent from my iPhone

From: Barbara Martin <bmartin98274@yahoo.com>
Sent: Thursday, April 29, 2021 5:26 PM
To: PDS comments
Subject: Skagit County's 2021 Docket of Proposed Policy, Code and Map Amendments

Dear Commissioners:

This is really important. I have lived in Skagit County since 1968 and will be here until I die. I am a registered voter and I am paying attention! Skagit County a great place to live and it is not surprising that folks want to move here. However - 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 is 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. Again, I am a registered voter and I am paying attention!

Thank you,

Barbara J. Martin

From: Michael Cerbone
Sent: Thursday, April 29, 2021 12:09 PM
To: Planning & Development Services; Brandon Black
Cc: Peter Gill
Subject: RE: PDS Comments

Folks,

There would go to Peter.

MC

Michael Cerbone, AICP
(360) 416-1336

From: Planning & Development Services <planning@co.skagit.wa.us>
Sent: Thursday, April 29, 2021 12:05 PM
To: Michael Cerbone <mcerbone@co.skagit.wa.us>; Brandon Black <brandonb@co.skagit.wa.us>
Subject: FW: PDS Comments

From dept email… Not sure who to send this one to…

From: website@co.skagit.wa.us <website@co.skagit.wa.us>
Sent: Thursday, April 29, 2021 9:35 AM
To: Planning & Development Services <planning@co.skagit.wa.us>
Subject: PDS Comments

Name : Carolym Rees
Address : 827 S.30th St
City : Mount Vernon
State : WA
Zip : 98274
email : cvicki12@gmail.com
PermitProposal : Contained Communities Comment
Comments : I want to voice my approval for a new contained community city. I believe this type of growth is sorely needed in Skagit county. I would urge the council to approve this concept and to quickly move forward with this process.

From Host Address: 76.121.86.198

Date and time received: 4/29/2021 9:31:45 AM

From: Rhonda Nelson <rknelsondpm@gmail.com>
Sent: Thursday, April 29, 2021 10:17 AM
To: PDS comments
Subject: Contained communities and Gravel pit

Rhonda Nelson
5209 Parkridge PL
Sedro Woolley WA 98284

I have concern regarding the development of Avalon or any rural high density Insta-community and the corresponding on ramp I-5 infrastructure

- I-5 at cook road northbound exit is already frequently backed up to interstate creating a very dangerous situation - the number of wrecks between Alger and Burlington exits seem to keep going up every year.

With the proposed development of the Grip road gravel pit and at highest use possibly trucks every 2 minutes on Prairie accessing the Bow hill on ramp (which I am also against as the S curve on Prairie is a very tight for longer trucks) the impact to roads is going to be significant.

Are there any plans for roundabout on 99/Bow Hill? Are there plans for additional on ramps?

What studies have done as to impact on Samish River for both proposals

Approval of both would create an absolute traffic nightmare at 99and Bow Hill -

Race nights at Skagit speedway already create difficult navigation up to the casino.

Cell phone impact for the addition of 3500 homes? It's already sketchy service and broadband options have remained a problem

What water source will be used?

Extensive impact and mitigation plans and timely implementation of those plans must be in place if either are to be contemplated. Without, I am very concerned there will be needless morbidity and mortality due to auto wrecks that could have been avoided in addition to quality of life impacts for our area.

Rhonda

From: tennirunner@gmail.com
Sent: Thursday, April 29, 2021 9:09 AM
To: PDS comments
Subject: Urban cities

Commissioners

I am writing you concerning your considering urban communities on rural land.

I am against the one example of such development so maybe others would make more sense. The one I have been introduced to is the Avalon project. My concerns regarding a city on Butler Hill include the extra water that would come to the flatlands from the swamp on the hill. With the golf course addition it seems as though we have had higher water levels during flooding.

Another concern is the traffic. Right now with all the development in Sedro-Woolley the Cook Road area is a mess. It seems most of the residents to the east work in Seattle or Everett when you see the traffic at 5 a.m. Where would the all the traffic from Avalon enter the freeway? How would the increase in traffic mix with farm activities? The 3500 homes could add over 5000 or more cars, to the roads.

The taxes would have to increase to pay for the schools, police and not sure what else. This could be avoided if each area had their own schools and police. Not sure what the policy would be concerning those issues.

I feel for those who need housing but I also do not want to end up like King County farms that were driven out of existence for housing. We do not need to supply housing for those who work in Seattle or Everett. No need for a gate on Conway Hill but there needs to be some control so we can maintain what we have in the Valley. I do not see a city on Butler Hill would offer too many houses for the homeless plus they are a long way from jobs and such. Build more in the towns that offer employment and services.

I feel you have the opportunity to keep our Valley one that we enjoy living in and can continue to enjoy. It would really hurt to have to leave the farm that has been in the family for over 100 years due to the extreme development that is not necessary. Sad and frustrating thought.

Sandy Tenneson
19095 Cook Road
Burlington

Send from Mail for Windows 10

From: Josh Nipges <nipges@gmail.com>
Sent: Thursday, April 29, 2021 7:14 AM
To: PDS comments
Subject: Development at Avalon Golf Course

To the commissioners,

I oppose this development. The infrastructure in that area can not support 3500 homes. Currently the Cook rd exit on the freeway is backed up past the starbucks on both the freeway and Old 99. This happens even without the train passing through the crossing. Adding in that much additional housing is only going to compound the issues there. Next is the fact that this development would fall inside the Samish river watershed. A watershed that is still struggling to meet the fecal coliform requirements for clean water. A development of this size will only compound those issues. Lastly, high density development needs to happen in the urban boundaries. That comes straight from the growth management act. The representative for the developer even mentions that Skagit county's cities are not meeting the rule. The county needs to put pressure on cities to change land use rules for higher density inside their boundaries. Plus, this development will do nothing for affordable housing. I highly doubt that these homes will be in the low 300k price range. This development will only line the pockets of the developer while creating a instructure nightmare for the county. A city sized development that has no self government and will be drawing already stretched fire, police, public work resources away from other rural residents.

Thank you,

Josh Nipges
20610 Prairie Rd
Sedro Woolley, Wa

From: Ellen Bynum <skye@cnw.com>
Sent: Wednesday, April 28, 2021 9:21 AM
To: PDS comments; Peter Gill
Cc: Commissioners; Tim Raschko; Randy Good; Lori Scott; Andrea Xaver; FOSC Office
Subject: Fwd: Comments Skagit County's 2021 Docket of Proposed Policy, Code and Map Amendments CORRECTED AND REVISED

Follow Up Flag: Follow up
Flag Status: Completed

Dear Peter:

We submit below a corrected and slightly revised letter of comments.

Thanks for your time and help.
Ellen

Begin forwarded message:

From: Ellen Bynum <skye@cnw.com>
Date: April 27, 2021 4:17:00 PM PDT
To: Skagit Planning & Development Services - Comments <pdscomments@co.skagit.wa.us>
Cc: "Katie L. Williams - Commissioners" <kwilliams@co.skagit.wa.us>, T Raschko - SCPC <timr@co.skagit.wa.us>, Randy Good <rlgood30@frontier.com>, Lori Scott <srsracing@frontier.com>, Andrea Xaver <dancer@fidalgo.net>, FOSC Office <friends@fidalgo.net>
Subject: Comments Skagit County's 2021 Docket of Proposed Policy, Code and Map Amendments

April 25, 2021

From: Friends of Skagit County

PO Box 2632

Mount Vernon, WA 98273-2632

To: Peter Gill

Skagit County Planning & Development Services

1800 Continental Place

Mount Vernon, WA 98273

RE: Comments on proposed amendments to the 2021 Comprehensive Plan update.

Dear Peter:

Attached are comments submitted by Friends of Skagit County on the 2021 proposed amendments to the Skagit County Comprehensive Plan. In this letter we provide comments independent of the staff recommendations and we appreciate reviewing the staff reasoning for their recommendations to the Board of County Commissioners.

Since there is no open public hearing scheduled on the 2021 CP updates docketing, we assume this is the opportunity to submit comments concerning all of the proposed ammendments. In the interest of time, please read the comments on LR20-05 Fully Contained Communities into the record first, then LR21-03, LR21-02 and the other submitted comments as time permits.

PL19-0396 Buchanan Acres Map Amendment and Rezone

Exclude. LAMIRD boundaries cannot be expanded beyond 1990 boundaries and even if that were possible, Lot 9 is the conservation and reserve portion of the CaRD and cannot be rezoned or separated from the other lots as an integral component of the CaRD.

PL19-0419 Nielsen Brothers Map Amendment and Rezone

Exclude. GMA explicitly requires the identification and protection of natural resource lands including Ag-NRL. Non-conforming uses do not change the requirement to protect the Ag-NRL zoning.

LR20-02 Small Scale Business Zone Use Modification

Include.

LR20-05 Fully Contained Community.

Exclude.

FCCs are considered urban growth areas per RCW.36.70A.350 (2). GMA requires counties to allocate 20-year population projections between cities/towns, their Urban Growth Areas (UGAs) and to the rural County lands each year. Cities and towns accommodate increased populations by allowing additional development inside city/town limits and in UGAs. Until the cities, towns and UGAs are unable to take additional development, there is no need to consider FCCs in Skagit County.

GMA prohibits plans that allow urban development outside of cities, towns and UGAs.

UGAs cannot exceed the area needed to accommodate the growth management planning projections, plus a reasonable land market supply factor, or market factor. If UGAs must be properly sized and cannot be “over-sized”, the County has no need to change the Comprehensive Plan, countywide planning policies or development codes to permit FCCs.

RCW 36.70A.350 outlines the process for establishing FCCs. The requirements under this section do not appear to allow a piecemeal process. The RCW does not appear to allow for the adoption of changes to the Comprehensive Plan without following the process for population

allocation. Assigning an arbitrary population figure does not follow the process for population allocation under the RCW for FCCs.

RCW.36.70A.350 (2) states "….Final approval of an application for a new fully contained community shall be considered an adopted amendment to the comprehensive plan prepared pursuant to RCW36.70A.070 designating the new fully contained community as an urban growth area."

The RCW does allow reserving a portion of the 20-year population projection to establish FCC; however, **the portion reserved for the FCC is removed from the UGA allocation**. (emphasis added).

The staff report stated that " Because it is master planned, an FCC does not have the constraints of the existing major UGAs for accommodating, larger, high density developments as infill projects." Nothing in the GMA RCWs says this is the case. Environmental regulations for critical areas and development regulations for UGAs would apply to FCCs because they are considered UGAs.

The GMA's only reference to "master planned" is for master planned resorts where residential development must be related to the on-site recreational nature of the resort.

Like any urban growth area, FCCs would be eligible to be annexed into cities/towns.

FCCs are not just residential developments. RCW 35.70A.350 lists criteria for FCCs and includes at (1) (d) "… A mix of uses is provided to offer jobs, housing and servies to the residents of the new community;…".

The GMA, Skagit County Comprehensive Plan, policies (CPP) and codes discourage residential development in resource lands. CPP 8.9 further states that the "principal and prefered land uses will be long term commercial resource management" on natural resource lands.

Under GMA, cities, towns and their UGAs are identified as areas for development. RCW 36.70A.110 Comprehensive plans – Urban growth areas – "…. (3) Urban growth should be located first in areas already characterized by urban growth that have adequate existing pubic facility and service capacities to serve such development, second in areas already characterized by urban growth that will be served adequately by a combination of both existing public facilities and services and any additional needed public facilities and services that are provided by either public or private sources, and third in the remaining portions of the urban growth areas. Urban growth may alaos be located in designated new fully contained communities as defined by RCW 36.70A.350."

The population projection is the key starting point for determining the amount of land that is needed and appropriate for future growth, not vice versa…..A County's UGA designation cannot exceed theamount of land necessary to accommodate the urban growth projected by OFM, plus a reasonable land market supply factor. RCW36.70A.110; RCW 36.70A.115 *Thurston County v. Western Washington Growth Management Hearings Board*, 164 En.2d 329, 350 (2008).

RCW 36.76A.350 New fully contained communities lists criteria for reviewing proposals to authorize new FCCs located outside of the initially designated urban growth areas.

At "….(1) (c) **Buffers are provided between the new fully contained communities and adjacent urban development**;…". This requirement shows that FCCs must be adjacent to

existing urban development, not located away from UGAs in a county's rural area or on resource lands. **(Emphasis added).**

(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 communtiy 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…." **(emphasis added).**

As long as Skagit County, its cities and UGAs can accommodate the annual state population projections there is no need to create an FCC or another stand alone Urban Growth Area. Skagit County should not change the Comprehensive Plan, Development Regulations and CPPs to allow FCCs.

LR20-05 Public Notice Ammendment for MRO extraction areas.

Include.

LR20-06 Outbuildings in Rural Zones.

Exclude.

LR20-07 Accessory Dwelling Unit Code Amendment.

Exclude.

LR20-08 MRO review.

Exclude. We request a full review be done at the next multi-year Comprehensive Plan update.

LR21-01 Delvan Hil Road Weide Quarry C-20 MRO reconsideration and moratorium.

Exclude.

LR 21-02 Clarify CaRD Land division and reserve function.

Include.

Additional background information:

Friends of Skagit County v. Skagit County No. 98-2-0016 Petition for Review, WWGMHB, 1998.

B. <u>Requirements of The Comprehensive Plan</u>

" In Skagit County the Countywide Planning Policies (CPPs) are also Comprehensive Plan policies. CP, Part IV, Appendix K incorporated by CP at l. The CPPs state that rural development should "have limited impact" on resource lands. CPP 2.3, 1997. Residential development "shall be made in a manner consistent with protecting natural resource lands." CPP 4.6..…..The CPPs require residential uses to be subservient to natural resource land uses…… Residential development shall be strongly discouraged within designated forest lands." CPP 5.9 (emphasis added in the original). …..Principal and preferred land uses will be long term commercial resource management in designated NRLs. CPP 5.11. The CPPs state "natural resource lands shall be protected by restricting conversion." CPP 8.1.

……Even the CaRD subsection of the Comprehensive Plan recognizes the importance of protecting natural resource lands. Objective 5 in the CaRD subsection of the CP at 4-37 seeks to "create development patterns that provide…natural resource land and critical area conservation and protection." The intent of a CaRD land division is to "buffer areas to reduce land use conflicts and minimize the loss of designated natural resource lands." CP Policy 1.2.2 at CP4-37. Open space in natural resource lands must be either "set-aside as a conservation easement in perpetuity" or set-aside as a condition/covenant/restriction (CCR) "which removes the development right on such lands" until the land is no longer designated as natural resource lands. CP Policy 1.8.1 and 1.8.2 at 4-40."

This appeal of the short CaRD subdivision ordinance states that the CaRD Ordinance is an implementing regulation. RCW 36.70A.040(3) and must assure that building lot clustering and alignment does not complicate access, normal field operations or havesting on natural resource lands.

In addition the appeal cited CPP 7.4 which "requries implementing codes to "provide clear regulations to reduce the possiblity of mutliple interpretations by staff and applicants.". The appeal challenged whether the building lot placement was required to minimize potential impacts on "adjacent properties" within natural resource lands. It was unclear whether the remainder portion of the subdivided property was protected from potential impacts.

It is unclear whether the current CaRD land division policies uphold and comply with the original intent to identify and protect natural resource lands and restrict inappropriate development in rural lands. We are especially concerned that the remainder portion of the set-aside as a land reserve can be re-designated thorugh a comprehensive plan amendment.

We urge staff, County Commissioners and Planning Commission members to review the existing policies and codes with the original documents and WWGMHB decisions and propose changes needed to uphold the GMA.

LR21-03 Prohibit **additional** mitigation banks and use of Skagit mitigation banks by other counties.

Include with suggested modifications.

We withdraw the request for moratorium on future wetland banks. We modify the request to be only a revision to code to specify wetland mitigation bank credits be used for development applications within Skagit County. The concern stems from the proposed Bellingham Urban Mitigation Bank's map of its service area to include parts of northern Skagit County. While the operations and oversight of wmbs is by the U.S. Army Corps of Engineers and the WA State Dept. of Ecology, the area for the location as well as the use of credits should be decided by local

municipal governments since they control the planning and permitting process that may make mitigation necessary

LR 21-04 Ag processing facilities in BR-Light Industrial.

Include.

Friends supports efforts to locate additional food production and distribution in the BR-LI zone, keeping Ag-NRL prime soils in production which prevents conversion of farmland to other uses.

LR21-05 Expand pre-existing natural resource-based uses in Ag-NRL.

Exclude.

C21-1 2020 Comprehensive Parks and Rec Plan

Include with corrections attached at the end of this document.

C21-2 SEPA Determination Reviewing Timing

Include.

C21-3 Hamilton Zoning & Comprehensive Plan updates

Include.

C21-4 Front setback to include Class 19 roads.

Include.

C21-5 Pre-Application Requirement

Include.

C21-1 2020 Comprehensive Parks and Rec Plan

Suggested Corrections.

1. The Skagit County Parks and Recreation Plan has used data and information from the Skagit County UGA (Urban Growth Areas) Open Space Concept Plan completed as part of a settlement agreement when Friends challenged whether the County had complied with a section of the GMA that required the county to identify open space in and between UGAs. The plan was not intended to address all open space in the county, nor was it intended to be used without any update process to guide the cities and county's subsequent decisions on open space within and between UGAs.

The legal definition of UGAs includes the areas within cities or towns limits and the nearby unincorporated areas of the county that have been identified for future growth in the city and county planning process.

We urge SCPR to add the complete and correct name of the study (as above) as well as to add language to more accurately reflect that it was a concept plan for meeting the requirements of GMA and may be used for future planning of open space within and between UGAs.

2. Any update of the SCPR plan should reflect accurate and current data. Table 3-1 Summary of Park and Recreation areas in Skagit County lists as the source of the data the "SC UGA Open Space Plan, B-47". The original text lists SCPR acres owned as 1,710, not 2,235 shown in the SCPR document. Further the data in the SC UGA Open Space Plan is more than 12 years old. SCPR should update their plans with current data and cite the sources of the data.

3. The SCPR plan states at page10-12: "….The Skagit County Planning Department has full review of potential open space areas. The UGA Open Space Concept Plan was forwarded to the Planning Commission and approved by the Board of County Commissioners in 2009. The plan should act as an extension of this parks and recreation plan….". The SC UGA Open Space Concept Plan is not and should not be considered an extension of the SCPR plan. The SCPR can use the plan as a conceptual guide to complete additional planning or as a reference for information included in the SCPR Comprehensive Plan.

4. The SCPR CP uses the words "open space" generically. The definition of Open Space in the Skagit County 2016 Comprehensive Plan should be used for consistency in this plan:

" **Open space:** any land area, the preservation of which in its present use would conserve and enhance natural or scenic resource; or protect streams or water supplies; or promote conservation of soils, wetlands, beaches or tidal marshes; or enhance the value to the public of abutting or neighboring parks, forests, wildlife preserves, nature reservations, sanctuaries or other open space; or enhance recreational opportunities; or preserve historic sites. Public open space is publicly owned land that has been or will be set aside for open space and recreational use. Private open space is privately owned land that has been or will be set aside by operation of the Critical Areas Ordinance, by voluntary conservation, or by land reserve easements. Current use open space taxation program includes properties utlized for agriculture, timber , and open space uses provided in Chapter 84.24 RCW."

SCPR should use the same definitions in the SC Comprehensive Plan for consistency and to clarify the inevitable confusion created by using more than one definition.

Thank you for your time and assistance. Should you have questions or need additional information please contact us.

Yours sincerely,

Ms. Ellen Bynum

Executive Director

cc: Friends of Skagit County Board; FOSC Office; Skagit County Board of County Commissioners; Skagit County Planning Commission.

From: Rosann Wuebbels <rwuebbels@yahoo.com>
Sent: Wednesday, April 21, 2021 6:11 AM
To: PDS comments; Commissioners
Subject: No FCCs allowed in comprehensive amendment

Keep the population in city limits. Sprawl wreaks havoc in the rural character of Skagit county.
Please NO FCCs.
Sincerely,
Rosann Wuebbels
11134 O Ave
Anacortes, wa
Sent from Yahoo Mail on Android

From: Linda Hammons
Sent: Friday, April 30, 2021 4:32 PM
To: Peter Gill
Cc: Hal Hart; Michael Cerbone
Subject: Public Comments re - 2021 Docket of Proposed Policy, Code, and Map Amendments
Attachments: Here's what you do Skagit County's 2021 Docket of Proposed Policy, Code, and Map Amendments .; "Skagit County's 2021 Docket of Proposed Policy, Code, and Map Amendments"; Burlington development; Fully Contained Communities are wrong for Skagit County!; Fully Contained Communities in Skagit County; Fully contained communities; Fully Contained Community; Input for project; My Vote is NO to the Avalon Expansion; NO TO SPRAWL; No vote; Please TURN DOWN Fully Contained Communities; Please VOTE NO on Avalon development ; Skagit county 2021 docket of proposed policy code and map amendments; Skagit County's 2021 Docket of Proposed Policy, Code, and Map Amendments; Skagit County's 2021 Docket of Proposed Policy, Code, and Map Amendments; Skagit County's 2021 Docket of Proposed Policy, Code, and Map Amendments; Skagit County's 2021 Docket of Proposed Policy, Code, and Map Amendments"; Skagit Valley ; Vote NO on allowing Fully Contained Communities in Skagit County; Vote NO on allowing Fully Contained Communities in Skagit County; Vote NO on Avalon; Vote no on Fully Contained Communities; Vote no on sprawl!; Vote no!

Peter,

Here are all the comments that were received in the Commissioners' inbox. Please note that these copied to the Commissioners and were not submitted to PDScomments.

Thank you,

Linda

Linda Hammons, CMC, Clerk of the Board
Skagit County Commissioners' Administrative Building
1800 Continental Place, Suite 100|Mount Vernon, WA 98273
Direct (360) 416-1310 |Commissioners' Office 360.416.1300|E-mail: lindah@co.skagit.wa.us
Board of County Commissioners' Website: www.skagitcounty.net/countycommissioners

From: Melanie Hunter <melmelhunter@yahoo.com>
Sent: Friday, April 30, 2021 8:37 AM
To: Commissioners
Subject: Here's what you do Skagit County's 2021 Docket of Proposed Policy, Code, and Map Amendments .

Dear Commissioners:
The Avalon fully contained Community Proposal is inconsistent and in conflict with the Skagit County Countywide Planning Policies (CPPs) which have been mutually agreed to by Skagit County and local municipalities to sustainably manage growth and to 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 is 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,
Melanie Hunter

Sent from Yahoo Mail on Android

From: Cathy Markham <catmark57@yahoo.com>
Sent: Friday, April 30, 2021 8:39 AM
To: Commissioners
Subject: NO TO SPRAWL

Please do not approve the huge planned community (FCC) that is seeking approval north of Burlington!!! The values of Skagit Valley are all about farmlands and preserving our space. I live in Skagit valley for all these values!

Sincerely
Catherine Markham
419 Umatilla Dr
La Conner.
360-722-4167

Sent from my iPhone

From: Darcy G Wells <darcyandsteve@aol.com>
Sent: Friday, April 30, 2021 9:22 AM
To: Commissioners
Subject: No vote

I vote NO on allowing fully contained communities in Skagit Valley. Please help maintain our beautiful valley. We do not want to look like the valley south of Seattle.
Darcy Wells

Sent from the all new AOL app for iOS

From: Maura O'Neill <maura@mauraoneill.com>
Sent: Friday, April 30, 2021 11:36 AM
To: Commissioners
Subject: Please TURN DOWN Fully Contained Communities

Skagit County is truly one of the most special places to work, raise a family, share a cup of coffee with neighbors, purchase wheat to make a loaf of bread. And you all have and will play a vital role in ensuring that for generations to come that it remains so.

There are population pressures and development pressures but you must hold fast on the County we love so much and want so desperately to preserve its values as we modernize. Not hand it over to real estate developers who want to capitalize on our land to become the new East side of King or Snohomish County. We and you can do better by holding onto the boundaries that were so carefully drawn.

PLEASE PLEASE imagine a better, a more special community just like the business leaders of Leavenworth did in the 1970s and say NO to the cookie cutter Fully Contained Communities. Vote for OUR towns. Votes for our communities. Don't abandon them. Put growth into the existing growth boundaries and your grandchildren and mine will be so grateful.

We are counting on you.

--
Maura O'Neill

From: Nancy Crowell <nkcrowell@hotmail.com>
Sent: Friday, April 30, 2021 1:24 PM
To: Commissioners
Subject: Please VOTE NO on Avalon development

Dear Commissioners:

I realize that this development is going to keep pushing and pushing until you cave in, but I really hope you don't do so. This Avalon so-called "fully contained Community" proposal is not an appropriate or acceptable way to sustainably manage growth in Skagit County. It is absolutely inconsistent with the Skagit County Countywide Planning Policies (CPPs) which have been mutually agreed by Skagit County and local municipalities to sustainably manage growth and to direct urban growth toward existing urban growth areas. Density, not sprawl, is the most acceptable way to expand the housing availability in Skagit. What a blight on our valley this huge development would be!

Here in La Conner we are adapting and developing by encouraging more density, not by creeping out and expanding into nearby land. It's exactly what should be done throughout Skagit County.

There's no credible evidence our local municipalities don't have the capacity to handle the expected influx of residents to this area. That's the reason there's a comprehensive plan! DO NOT ALLOW THIS TO MOVE FORWARD.
Yes, housing rates are at an all-time high and finding places to live is challenging right now, but the answer is not just expanding and creating sprawl that will seriously impact the quality of life here, but to look at the existing urban growth areas and allow developers to infill. This proposal is inconsistent with the Skagit County's Comprehensive Plan, UGA designation policies and most importantly, the Envision Skagit 2060 Citizen Committee Final Recommendations. Citizens DO NOT WANT THIS KIND OF DEVELOPMENT!!! Please VOTE NO on this proposal. Show that Skagit is different and will not cater to the pressures of developers but will instead listen to the voices of its citizens.

Thank you,

Nancy Crowell

IG: @crowellphotography & @crowellwildlife
WEB: crowellphotography.com

From: Christy Erickson <christy@hedgerowedison.com>
Sent: Friday, April 30, 2021 11:21 AM
To: Commissioners
Subject: Skagit county 2021 docket of proposed policy code and map amendments

As a resident and business owner in Skagit county I encourage you to vote NO on allowing the development of fully contained communities in Skagit county . It would irrevocably change the character of our county for the worst .

Christy Erickson | Hedgerow

From: Esther Luttikhuizen <esther@estherclaypool.com>
Sent: Friday, April 30, 2021 8:18 AM
To: Commissioners
Subject: Skagit County's 2021 Docket of Proposed Policy, Code, and Map Amendments

Dear Commissioners:

The Skagit County Countywide Planning Policies adopted by the County and participating cities and towns, make it clear, NO to sprawl! All of the County's Comprehensive Planning Documents that have been adopted with public participation for the last 32 years have said NO to Sprawl.

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 is 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 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 Say NO to Sprawl! Please protect the rural character of Skagit County!

Respectfully,

Esther Luttikhuizen
Brad Claypool
PO Box 206
Bow, WA 98232

From: Tim Knue <timknue@gmail.com>
Sent: Friday, April 30, 2021 3:14 PM
To: Commissioners
Subject: Skagit County's 2021 Docket of Proposed Policy, Code, and Map Amendments

Please vote no on docketing the Avalon fully Contained Community Proposal!

The Avalon fully contained Community Proposal as an amendment to the proposed 2021 Comprehensive Plan review is inconsistent and in conflict with the 2007 Skagit County Countywide Planning Policies (CPPs) which have been 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. This proposed amendment is in direct conflict with the current comprehensive plan.

Because there is no credible evidence that our local municipalities do not have the capacity within existing UGAs to accommodate existing growth projections for the county; moving forward with docketing this proposal is 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.

Additionally, 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.

Tim Knue
(20152 English Rd, Mount Vernon WA 98274)

"Courage is the power to let go of the familiar." - Raymond Lindquist

360-202-5297
timknue@gmail.com

From: Ann Wiley <awileycoyote@earthlink.net>
Sent: Friday, April 30, 2021 6:00 AM
To: Commissioners
Subject: Skagit County's 2021 Docket of Proposed Policy, Code, and Map Amendments

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 is 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 grew up on Mercer Island, we named our Chihuahua Skagit. I visit the Skagit Valley often for the beauty of it, the wonderful farmland, snow geese, tulips fields and MILKSHAKES. This area and county is a special land. To contaminate and destroy it with urban sprawl would be an irreversible tragedy and wrong action. Protect what you have or you won't have it.

Thank you,
Ann Wiley

From: Orion Polinsky <orion.polinsky@gmail.com>
Sent: Friday, April 30, 2021 10:17 AM
To: Commissioners
Subject: Skagit County's 2021 Docket of Proposed Policy, Code, and Map Amendments"

As a skagit resident, I want to preserve our priceless farmland. Building a development that increases the sprawl and paved over good soil is a horrible choice. I oppose it the planned development 3 miles north of Burlighton.

Orion Lekos PhD

Sent from my iPhone

From: qltermj <qltermj@aol.com>
Sent: Friday, April 30, 2021 12:22 PM
To: Commissioners
Subject: Skagit Valley

We have long supported keeping the Skagit Valley a farming area to persevere it for future generations.
If we allow big housing development
in the Valley it will ruin the very character and function of the area.
When we drive through the Skagit
Valley we start to relax and the beauty of the area is amazing.
Please do not allow this development as it will forevermore change the Valley!
Allen and Joan Jackson

Sent from my iPhone

From: Leslie's Desktop <lesjbraun@gmail.com>
Sent: Friday, April 30, 2021 10:48 AM
To: Commissioners
Subject: "Skagit County's 2021 Docket of Proposed Policy, Code, and Map Amendments"

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.

The proposed mega subdivision, 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!**

The Skagit County's Growth Management Steering Committee, made up of the Mayors from our local towns and cities in addition to all three County Commissioners, has consistently year after year said no to discarding 32-years of planning for one developer.

The SPF, the mayors of our our local cities and hundreds of Skagitonians are saying **NO** to ignoring the **County Wide Planning Policies** that direct urban growth into the existing Urban Growth Area instead of creating sprawl.

Please do the right thing by not allowing the Avalon project or any other project of this size to proceed. We need to respect the wishes of the people who live in Skagit County and to protect existing individual property ownership, property values and property rights that could be impacted by mega projects such as the Avalon project.

Thank you for your consideration.

Leslie Ann Braun

Bow, WA

From: Vicki Brems <vicki_brems@brems.com>
Sent: Friday, April 30, 2021 12:25 PM
To: Commissioners
Subject: Vote NO on allowing Fully Contained Communities in Skagit County

To: Skagit County Board of County Commissioners

Re: Avalon Fully Contained Community proposal

As 20-year residents of Orcas Island, we rely on the communities of Anacortes, Mount Vernon, Burlington, LaConner and Sedro-Woolley for shopping, hotels, restaurants, healthcare and other 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.

Please uphold the countywide planning policies that direct urban growth into the existing Urban Growth Area instead of creating sprawl. Docketing this proposal is 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.

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

Respectfully,

Christian W. Brems & Vicki Lander Brems
779 Old Sentinel Rd
Olga, WA 98279
360-376-5300

From: Mariah Brown-Pounds <mariah.brown.pounds@gmail.com>
Sent: Friday, April 30, 2021 11:03 AM
To: Commissioners
Subject: Vote NO on allowing Fully Contained Communities in Skagit County

Dear Skagit County Commissioners,
I am not in support of the proposed Fully Contained Community near Burlington. I urge you to vote "NO" to the proposal.

Thank you for your consideration,

Mariah

--
Mariah Brown-Pounds
Mariah.brown.pounds@gmail.com
360-708-7963

From: Eileen Frazier <eileenf4@gmail.com>
Sent: Friday, April 30, 2021 12:17 PM
To: Commissioners
Subject: Vote NO on Avalon

Please preserve our unique county and vote NO on allowing Fully Contained Communities in Skagit County.

Thank you,
Eileen Frazier
425-359-8056
1930 Walter St, Mt Vernon, WA 98273

From: Nick Allison <nicholas.h.allison@gmail.com>
Sent: Friday, April 30, 2021 10:21 AM
To: Commissioners
Subject: Vote no on Fully Contained Communities

Dear Commissioners,

I'm writing to express my strong opposition to the proposed "Fully Contained Community" north of Burlington. It's is completely out of character for our county.

Please vote NO on allowing Fully Contained Communities in Skagit County. Let's direct urban growth into the existing Urban Growth Area instead of creating sprawl.

Thank you.

--Nick Allison
7202 Channel View Dr.
Anacortes, WA 98221

From: Linda <linda@lindasanford.com>
Sent: Friday, April 30, 2021 8:58 AM
To: Commissioners
Subject: Vote no on sprawl!

Good morning! Please vote no on this community! Let's focus on our existing communities, bringing them to health and our housing into balance. We can do this!

Sent from my iPhone

From: Joan Barlow <joanbarlow854@hotmail.com>
Sent: Friday, April 30, 2021 2:06 PM
To: Commissioners
Subject: Vote no!

vote NO on allowing Fully Contained Communities in Skagit County.

Sincerely,
Joan Barlow
La Conner, WA
360-708-8313

Go for Joy!

From: Madeleine Roozen <madeleine.roozen@gmail.com>
Sent: Friday, April 30, 2021 12:07 PM
To: Commissioners
Subject: Burlington development

This is clearly outside the bounds of what Skagit County is all about. Yes, people want to live somewhere and they will come, just LOOK at what was done to King and Snohomish counties! I encourage a NO vote on this big development. It does not fit out Skagit County plan!! Developers need to go north or south but this region will be protected! We're counting on you all to draw the hard line!
Your attention to the concerns of your constituents is appreciated!

Madeleine Roozen
Madeleine.roozen@gmail.com
360-708-6202

From: Greg Whyte <greg.whyte@gmail.com>
Sent: Friday, April 30, 2021 8:25 AM
To: Commissioners
Subject: Fully Contained Communities are wrong for Skagit County!

I understand that corporate developers hoping to build a new community in Skagit County are petitioning the Board of County Commissioners to construct a Fully Contained Community subdivision three miles north of Burlington.

I want you to know that I *strongly* oppose this development.

The Skagit County Countywide Planning Policies adopted by the County and participating cities and towns make it clear: NO sprawl! All of the County's Comprehensive Planning Documents that have been adopted with public participation for the last 32 years have said NO to sprawl.

Proposals like this only diminish the awesome uniqueness of this area. Please reject this, and any other similar measures that might come your way.

Thank you for considering my feelings about this.

Greg Whyte La Conner, WA

From: David Pierson <dpierson57@hotmail.com>
Sent: Friday, April 30, 2021 11:07 AM
To: Commissioners
Subject: Fully Contained Communities in Skagit County

Please vote NO on allowing Fully Contained Communities in Skagit County.
Sent from Mail for Windows 10
Sincerely,
David Pierson. 18505 Cook Rd. Burlington

From: Susan Berg <sjberg00@hotmail.com>
Sent: Friday, April 30, 2021 9:25 AM
To: Commissioners
Subject: Fully contained communities

Vote NO on fully contained communities. We need to protect the Skagit Valley farm land, wetlands, bird habitat and beauty. Cramming more people into a small space will not enhance the Valley.

Do not vote for this poorly thought out plan.

Susan Berg
4815 Pullman Avenue NE
Seattle, Washington 98105

From: P WILSON <patlarkwilson@comcast.net>
Sent: Friday, April 30, 2021 12:05 PM
To: Commissioners
Subject: Fully Contained Community

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 is 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 Wilson
1743 Grand Ave
Mount Vernon, WA 98274

From: Leanne Hall <elkrunfarm8@gmail.com>
Sent: Friday, April 30, 2021 2:16 PM
To: Commissioners
Subject: Input for project

I am urging you to vote "NO" on building fully contained communities in Skagit County. This beautiful county needs to be preserved for farmland, large open spaces, and rural living on large tracts of land. We don't need urban sprawl in our county.

Leanne Hall
Sedro Woolley

From: Ranger Kidwell-Ross <ranger@rangerville.com>
Sent: Friday, April 30, 2021 10:17 AM
To: Commissioners
Subject: My Vote is NO to the Avalon Expansion

Dear Commissioners,

I am opposed to this project. It is not only an incorrect usage of the area, but I believe will open the doors to additional sprawl Skagit County does not need and should not allow. Please count my vote as against the project.

Sincerely,
Ranger Kidwell-Ross

Ranger Kidwell-Ross
2778 Barrel Springs Road
Bow, WA 98232

360.724.7355
ranger@rangerville.com

From: Gayle Smith <gayle4peace@gmail.com>
Sent: Thursday, April 29, 2021 9:42 PM
To: Commissioners
Subject: Avalon Development

Please VOTE NO to allow fully contained communities in Skagit Co! !!!
Re the Avalon Development

Skagit County
Agricultural Advisory Board

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

May 7, 2021

Planning and Development Services,

Thank you for the opportunity to comment on the 2020-2021 Comprehensive Plan, Map and Code Amendment Docket proposals.

The Agricultural Advisory Board supports the docketing of LR21-04; clarifying agricultural and food processing, storage and transportation, a permitted use in the Bayview Ridge Light Industrial zone. Allowing agricultural slaughtering facilities will increase opportunities for locally produced value added agricultural products that will reinforce the diverse capabilities of Skagit County Agriculture.

AAB opposes docketing LR21-05; expanding pre-existing natural resource based uses in the Ag-NRL zone. There are currently many nonconforming pre-existing uses in the Ag-NRL zone. Expanding the allowable uses may encourage more of these to be developed in the Ag-NRL zone, causing negative unintended consequences.

AAB opposes docketing LR 20-06 and LR 20-07; allowing more than one 200 square foot outbuilding per five acres and relaxing the Accessory Dwelling Unit size restrictions for existing structures. These proposals would erode the current protections of the Ag-NRL zone and increase the pressure to develop farmland. Skagit County has been at the forefront of farmland preservation and it is imperative that we continue in that endeavor for the future.

AAB opposes docketing LR20-04; allowing for fully contained communities as the AAB maintains the position current Urban Growth Areas should be developed before more rural and resource lands.

Sincerely,

Michael Hughes
Chair, Agricultural Advisory Board

From: Martha Porteous <marthamcdade@hotmail.com>
Sent: Thursday, April 29, 2021 8:45 PM
To: Commissioners
Subject: Skagit County's 2021 Docket of Proposed Policy, Code, and Map Amendments

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 is 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, Martha Porteous 112 W Lawrence St Mount Vernon WA 98273

From: Nora Pederson <nkpederson@gmail.com>
Sent: Thursday, April 29, 2021 8:17 PM
To: Commissioners
Subject: Please no Avalon

Dear Commissioners:

As a lifelong resident of Skagit County and urge you to resist the Avalon development. It's not right for our Skagit Valley community. Please vote against this proposal. There are more reasonable ways to accommodate growth.

The Avalon fully contained Community Proposal is inconsistent and in conflict with the Skagit County Countywide Planning Policies (CPPs) which have been mutually agreed to by Skagit County and local municipalities to sustainably manage growth and to 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 is 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: phoebe.barnard@consbio.org
Sent: Thursday, April 29, 2021 6:21 PM
To: Commissioners; PDS comments
Cc: Allen Rozema, Skagitonians to Preserve Farmland; Jill Boudreau; Mayor Julia Johnson
Subject: Skagit County's 2021 Docket of Proposed Policy, Code, and Map Amendments

Dear Commissioners, also Mayors, Planning Dept friends and colleagues,

For virtually every reason – carbon, farmland preservation, aesthetics, transport, community cohesion, economic sustainability of our existing centers, water quality, food security and overall sustainability – we need to densify and improve our existing settlements. We do NOT need to, nor should we, create additional new urban sprawl, or ostensibly 'fully-contained communities' (FCCs) such as is claimed for the one proposed 3 mi. N of Burlington.

I agree with Skagitonians to Preserve Farmland: this new proposal for a FCC north of Burlington is extremely undesirable. As a climate and ecosystem scientist, public policy analyst and core coauthor of the scientific papers on the (overwhelming) need to prevent further carbon, biodiversity loss and atmospheric instability by preventing further destruction of land (especially arable land), I ask you to stop this idea in its tracks now.

We do have to plan for incoming residents, this is an increasing inevitability. But we can do that in smart and forward-looking ways, by improving and artfully densifying our existing communities. We MUST stop repeating the multiple mistakes of the past, and start learning from them.

Private profit (which is temporary, and individualized) should not dictate planning decisions that lead to public losses (which are permanent, and borne by all of us).

Please vote NO on allowing (further) suburban sprawl in our county, and YES on more sustainable and farmland-protecting zoning and densification.

Thank you - Phoebe

Prof Phoebe Barnard (PhD)
Associate science, policy and communications strategist, Conservation Biology Institute - https://consbio.org/ and https://consbio.org/people/associates/phoebe-barnard
Affiliate Professor, University of Washington, Bothell, School of Interdisciplinary Arts & Sciences - https://www.uwb.edu/ias/faculty-and-staff/phoebe-barnard
Affiliate Professor, University of Washington, Seattle, Center for Environmental Politics - https://www.uwb.edu/ias/faculty-and-staff/phoebe-barnard
Honorary Research Associate, University of Cape Town (UCT) FitzPatrick Institute of African Ornithology - http://www.fitzpatrick.uct.ac.za/fitz/staff/research/barnard
Honorary Research Associate, UCT African Climate and Development Initiative - http://www.acdi.uct.ac.za/acdi/affiliates-people/dr-phoebe-barnard
Alliance of Leading Environmental Researchers & Thinkers page - http://alert-conservation.org/key-people/
Film co-producer, writer, and storyteller, Transmediavision USA – https://www.tmvusa.net/ and https://www.phoebebarnard.com/conservation-writing-filmmaking
LinkedIn: https://www.linkedin.com/in/phoebe-barnard/
personal portal – https://www.phoebebarnard.com

cell: +1 360 914 2307 (Mount Vernon, Washington, USA)
phoebe.barnard@consbio.org (work) and phoebebarnard2018@gmail.com (personal)

From: Jessica Espy <jessicamespy@gmail.com>
Sent: Thursday, April 29, 2021 6:20 PM
To: Commissioners
Subject: Skagit County's 2021 Docket of Proposed Policy, Code, and Map Amendments

Dear Commissioners:

The Avalon fully contained Community Proposal is inconsistent and in conflict with the Skagit County Countywide Planning Policies (CPPs) which have been mutually ag

Dear Commissioners:

The Avalon fully contained Community Proposal is inconsistent and in conflict with the Skagit County Countywide Planning Policies (CPPs) which have been mutually agreed to by Skagit County and local municipalities to sustainably manage growth and to 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 is 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 Skagit County's Comprehensive Plan, UGA designation policies, and the Envision Skagit 2060 Citizen Committee Final Recommendations. Please vote no on docketing this proposal.

reed to by Skagit County and local municipalities to sustainably manage growth and to 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 is a 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 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,

Jessica Espy

From: D. A. Wolf <deeannwolf@mac.com>
Sent: Thursday, April 29, 2021 6:13 PM
To: Commissioners
Subject: No to community 3 miles north of Burlington

Dear Commissioners,

I read about proposal for a Fully Contained Community (FCC) just three miles north of the City of Burlington.

This goes against the anti sprawl philosophy that the area has adopted. It is way too dense.

It won't be fully contained. People will come and go shopping and for medical care. Way too many additional cars for our roads that are already clogged with traffic!

I vote a STRONG NO to this idea!

Sincerely,

Denise Wolf Sprague
south Mt Vernon resident in Skagit County

From: Edward Donnellan <e4rest@gmail.com>
Sent: Thursday, April 29, 2021 10:50 PM
To: Commissioners
Subject: Skagit County Development

Please do not allow the building of the proposed 'Fully Contained Community' just north of Burlington - people live in and visit Skagit Country for relief from urban sprawl. As leaders of our community you must also accept that your are Stewarts of this beautiful county
- a project such as this will bring a more trash on our highways, more congestion to our lands - you've seen it - I know you have look to the south - sprawl. I know many folks who feel the same way. Please respect what we have here in Skagit and bow down the proposal Ed Donnellan A voter in Sedro Woolley

Sent from my iPhone

From: Monique Chastain <moniquechastain@hotmail.com>
Sent: Thursday, April 29, 2021 11:21 PM
To: Commissioners
Subject: vote NO on allowing Fully Contained Communities in Skagit County

I'm writing you today to ask that you do not destroy the integrity of our roads and current infrastructure to mass developement. My husband and I recently moved to this area to escape this very problem in king county. I grew up in rural king county and watched everything I loved about the area destroyed by slowly chipping away at the natural areas by these "planned" communities only to frustrate drivers, cause gridlock traffic, noise and automotive pollution, additional crime and garbage. The roads cannot handle the additional traffic and the area which has many sensitive and wild land areas would be impacted by such developement. We live off of Bow Hill Road East of the I5 and do not want the additional noise and traffic accessing I5. We pay very high taxes and chose to do so when selecting our home to escape the problems that come with overpopulated areas.

I hope the county will make the right decision about protecting the area from the destruction of urban developement and sprawl. I know the tax base is appealing however the bigger picture goes beyond the tax base and the more people the bigger the roads and services need to be. We do not want it in our community.

Thank you for adding me and my husband to your list of tax payers against this developement.

Monique Chastain Campbell
Les W. Campbell

5803 Jennifer Lane
Burlington, WA 98233
425-417-4730

Sent from my iPhone

Below are comments received after Wednesday, May 5th at 4:30PM.

From: jon miller <ojonno@hotmail.com>
Sent: Thursday, May 6, 2021 10:03 AM
To: PDS comments
Subject: Docketing LR20-4

Categories: Late

No more sprawl. Stop destroying what we have left! Think about your kids future, and their future. You know it is the right thing.

Sent from Outlook

From: Clair <msclair_54@frontier.com>
Sent: Wednesday, May 5, 2021 7:16 PM
To: PDS comments
Subject: Fwd: Fully Contained Communities

Categories: Late

Susan Zamaria
Sent from my iPhone

Begin forwarded message:

> **From:** Clair <msclair_54@frontier.com>
> **Date:** May 5, 2021 at 3:23:58 PM PDT
> **To:** pdscomments@co.skagit.wa.us
> **Subject: Fully Contained Communities**
>
> Dear Skagit County Commissioners:
> Ron Wesen, Peter Browning & Lisa Janicki:
>
> I am writing you to let you know I oppose Fully Contained Communities.
> Please vote NO for Skagit County to amend its planning policies to allow Fully Contained Communities. That would ruin our way of life here in our special county.
> The law states growth should be in the cities not in our rural county, please do not amend our county's Comprehensive Plan, it would bring only negative results.
> Thank you,
> Susan Zamaria,

1629 S. 3rd Street
Mount Vernon, Wa. 98273-4909

> A concerned taxpayer and property owner
>
> Susan Zamaria
> Sent from my iPhone

From: ted maloney <ted.maloney@hotmail.com>
Sent: Wednesday, May 5, 2021 5:02 PM
To: PDS comments
Subject: Skagit County's 2021 Docket of Proposed Policy, Code, and Map Amendments"

Categories: Late

I am writing in opposition to the proposal for a fully contained community near Burlington. County planning policies that direct growth to local cities' urban growth boundaries must be followed. Yes, we need more affordable housing, but this proposal not only doesn't accomplish that, but it is not the right way to go about doing it. Solving one problem by creating another is not good leadership. The "fully contained community" moniker is highly misleading. It is just another suburban, bedroom community sprawl. Ever go for a walk in Eaglemont? Lovely place, nice homes. But to buy a quart of milk you have to drive a long way out of that development – there is nothing fully-contained about these kinds of developments and there never has been. It just replicates the mistakes that have been made ever since the idea of suburbs popped up with the advent of the Interstate highways and our car-obsessed culture. Whatever efforts the County is making to reverse climate change, this goes directly against it.

Please do not adopt or recommend allowing this kind of development in Skagit County.

Thank you.

Ted Maloney
2017 Woodridge Ave
Mount Vernon WA

From: kalexandra <kalexandra@comcast.net>
Sent: Wednesday, May 5, 2021 4:58 PM
To: PDS comments
Subject: Skagit County's 2021 Docket of Proposed Policy Code and Map Amendments

Categories: Late

Skagit County's Growth Management Steering Committee, made up of the Mayors from our local towns and cities in addition to all three County Commissioners, has consistently year after year said no to discarding 32-years of planning for one developer.

I join SPF, the mayors of our our local cities and hundreds of Skagitonians in saying **NO** to ignoring the **County Wide Planning Policies** that direct urban growth into the existing Urban Growth Area instead of creating sprawl.

You must vote **NO to allowing Fully Contained Communities in Skagit County.**

Sincerely, Kathryn Alexandra
4311 Ginnett Rd
Anacortes, WA 98221

From: ted maloney <ted.maloney@hotmail.com>
Sent: Wednesday, May 5, 2021 4:55 PM
To: Commissioners
Subject: oppose "fully contained community" proposal

Categories: Late

Dear Commissioners,

I am writing in opposition to the proposal for a fully contained community near Burlington. County planning policies that direct growth to local cities' urban growth boundaries must be followed. Yes, we need more affordable housing, but this proposal not only doesn't accomplish that, but it is not the right way to go about doing it. Solving one problem by creating another is not good leadership. The "fully contained community" moniker is highly misleading. It is just another suburban, bedroom community sprawl. Ever go for a walk in Eaglemont? Lovely place, nice homes. But to buy a quart of milk you have to drive a long way out of that development – there is nothing fully-contained about these kinds of developments and ther never has been. It just replicates the mistakes that have bee made ever since the idea of suburbs popped up with the advent of the Interstate highways and our car-obsessed culture. Whatever efforts the County is making to reverse climate change, this goes directly against it.

Your community and voters look to you for sensible leadership and smart decision-making. Please don't disappoint us.

Ted Maloney
2017 Woodridge Ave
Mount Vernon WA