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Jennifer Rogers

From: Aaron B. Katz <abkchezgarlic@gmail.com>
Sent: Tuesday, May 24, 2022 3:43 PM
To: PDS comments
Subject: Skagit County's 2022 Docket of Proposed Policy, Code, and Map Amendments: FCC proposal

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

Please do not allow LR22-02 "Fully Contained Communities" on the 2022 docket. Such developments would, in my opinion, permanently and negatively affect the fundamental character of our county.

Thank you.

Aaron Katz
Anacortes

Sent from Aaron's iPad

Jennifer Rogers

From: Alfred Currier <alfredcurrier@yahoo.com>
Sent: Saturday, May 14, 2022 12:09 PM
To: PDS comments
Subject: Development of the Skagit farmlands

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Dear Commissioners of Skagit County,

Please decline the offer to develop our Skagit Valley farmlands with more housing. As you know, this is not the wishes of the Skagit County voters. Plus, from a simple environmental issue, the farmlands are basically a lowland delta region that becomes problematic as global warming raises sea levels.

Please say no to this irresponsible offer to develop.

Warmest regards,
Alfred Currier

Sent from Yahoo Mail for iPad

RECEIVED

MAY 24 2022

**SKAGIT COUNTY
PDS
May 23, 2022**

Dear Commissioners:

On behalf of the Guemes Island Planning Advisory Committee (GIPAC), I am writing to urge you not to docket proposed amendment C22-3 at your meeting on Tuesday, May 24, 2022. This amendment, which was proposed by Planning and Development Services (PDS) without notice or consultation with Guemes Islanders, would "remove the preferential side setback requirements for the Guemes Island Overlay to be consistent with other areas of the county."

We understand that PDS has proposed this amendment as part of an effort to cut down the number of variance requests PDS must process. GIPAC is sympathetic to the burden these variances place on County staff, but we believe that there are other and better options to lessen this burden than arbitrarily eliminating important parts of our subarea plan and the Guemes Overlay.

This language on side-yard setbacks that PDS proposes to eliminate comes directly from the Guemes Island Subarea Plan (Policy 2.11 - p.30) that the County Commissioners adopted in 2011. The intent of this policy was to maintain the rural character of Guemes Island in accord with the original goals of the Subarea Plan. Without our setback requirements, the small lots on the island's shoreline will take a distinctly urban appearance and—most importantly—will result in the ecological degradation of the marine environment. We need to keep regulations in place that protect the natural character of the shoreline, including aquatic vegetation and marine life, which the setbacks are designed to do.

In 2011, when BoCC adopted the subarea plan into the Skagit County Comprehensive Plan, the BoCC publicly said they looked to GIPAC to represent island residents on issues related to the subarea plan (Ordinance # 020110001). Until this code amendment surfaced, we were under the impression that this was still the case. We were therefore very—and unpleasantly—surprised when we learned that PDS proposes to eliminate the side-yard setbacks that were an important part of our subarea plan.

I attach below comments from Allen Bush, a third generation Guemes resident who served on the early GIPAC committee that created the Guemes subarea plan:

Greetings and Salutations Skagit County Commissioners:

With regard to the 2022 Petitions and Department Recommendations, specifically to:

C22-3 Guemes Island Overlay Side Setback Amendment.

Skagit County PDS staff have requested to change the overlay side setback requirements to "at least eight feet" to be consistent with other rural residential zones in the County such as Rural Intermediate, Rural Village Residential, Rural Reserve, and Urban Reserve Residential. The

current side setback requirements on Guemes Island are burdensome for County planning staff to regulate, which is why the Department is supportive of docketing this petition to evaluate the potential impacts of changing the side setback requirements.

The Guemes Island Sub-Area Plan has been in place since January 2011 and up until recently no one in Skagit County PDS has mentioned the County Staff “burden” or the “preferential” nature of the side setbacks. The only burden being the Skagit County, PDS self-inflicted staff approval of variances to allow for fewer restrictions and if that is preferential then both the burden and the preferential treatment is held by the applicant, not Skagit County PDS.

Skagit County PDS recommendation to change the overlay references Rural Intermediate, Rural Village Residential, Rural Reserve, and Urban Reserve Residential zones which are in the Land Use Element not the intended Plan Element for which the Guemes side setback is intended.

The Guemes Island Sub-Area Shoreline Element is where these Development Standards are intended to be placed. These zones are Rural Residential, Rural and Aquatic.

On Page 55 of the Guemes Island Subarea Plan can be found the Shoreline Element, which states

Among the key objectives of the Guemes Island Shoreline Element are:

- *Preserve and enhance the natural character, resources, and ecological processes of shorelines.*
- *Ensure that residential setbacks, lot coverage standards, height limits, and protection of shoreline vegetation are in place to avoid degrading shoreline character or ecology.*

Also contained in the 2010 Guemes Island Sub Area Plan:

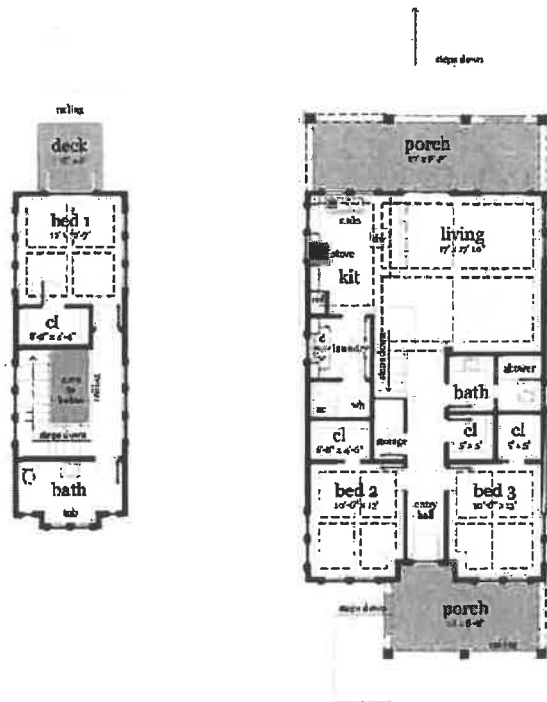
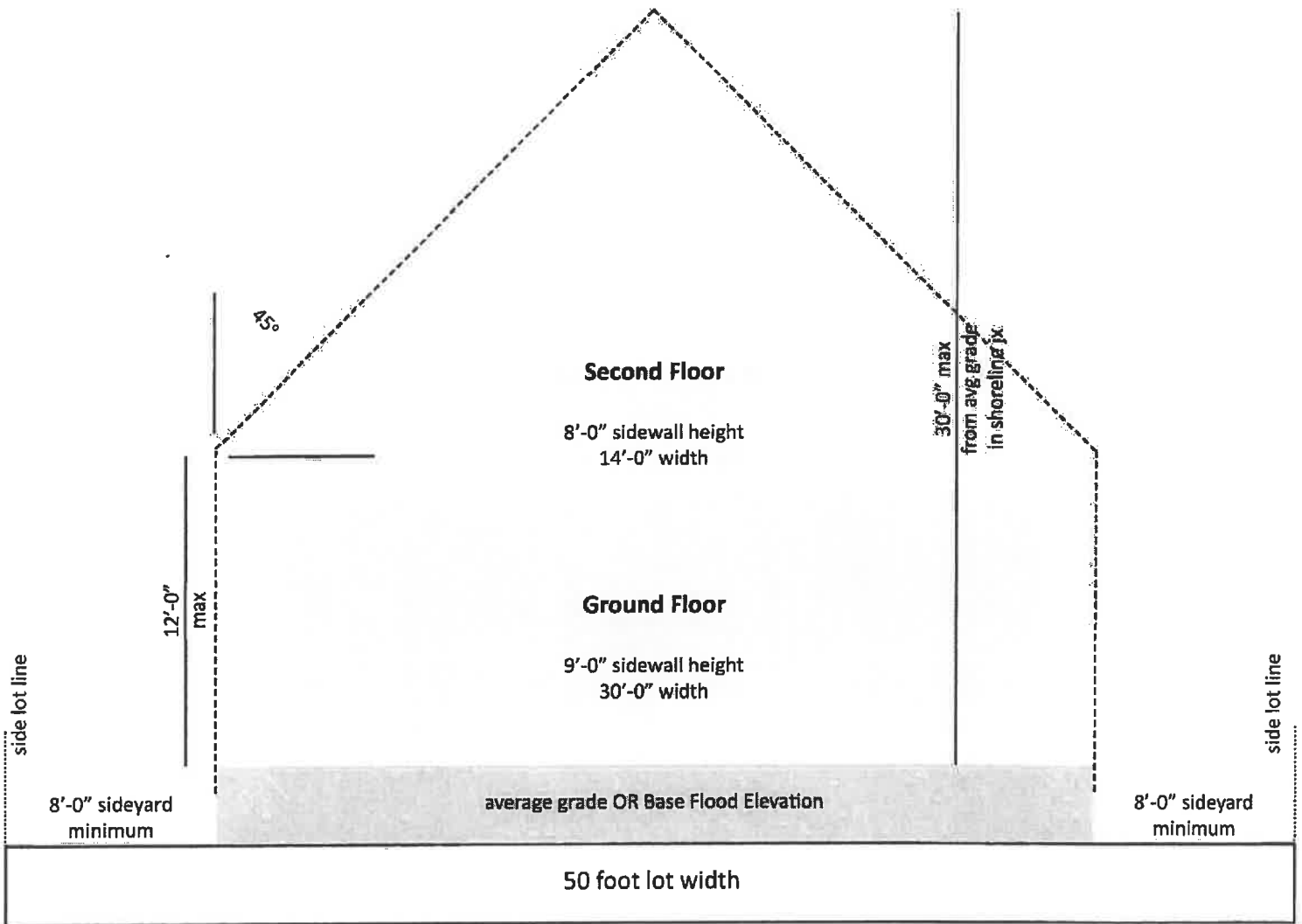
Shoreline Designations

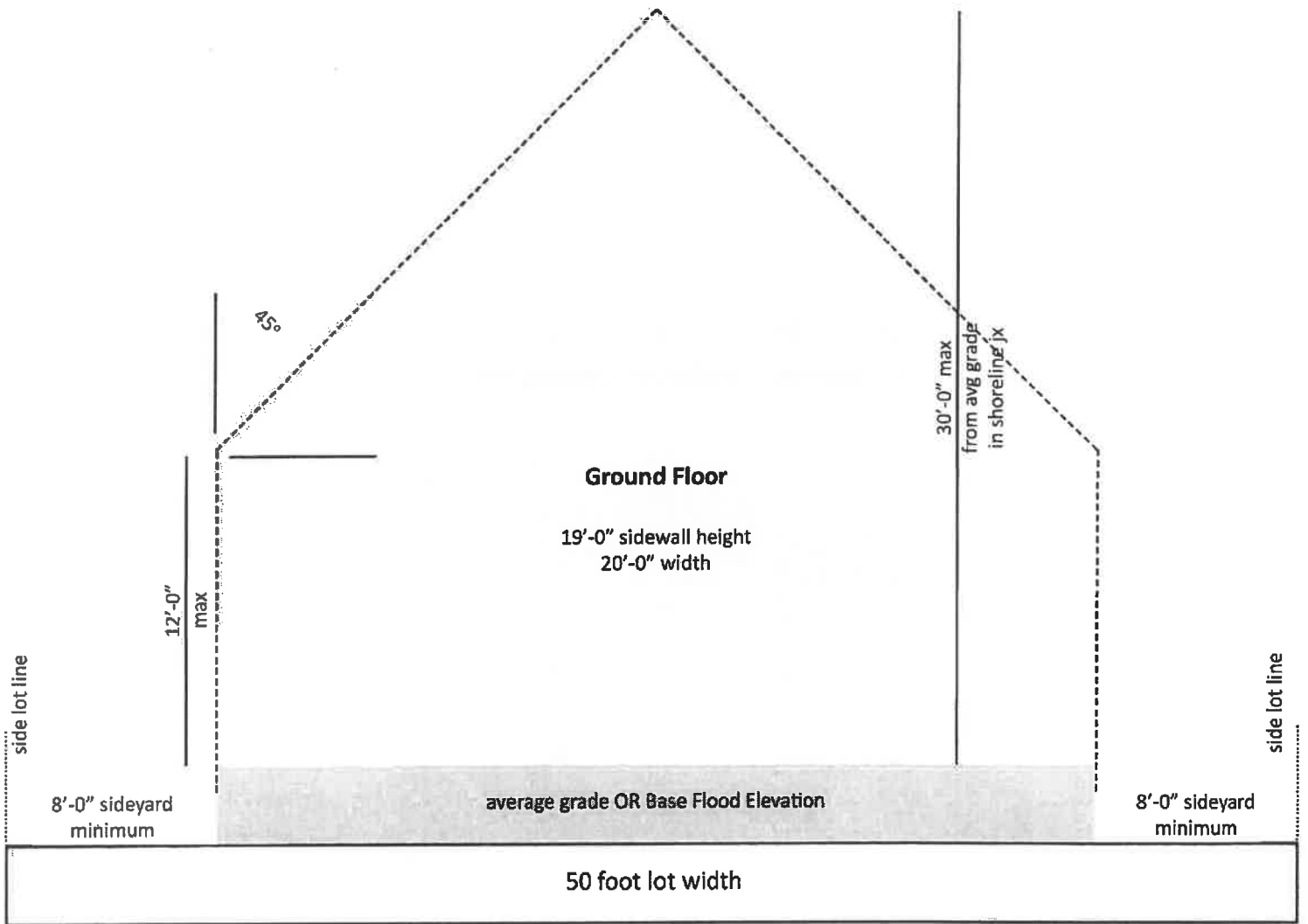
The Skagit County Shoreline Master Program assigns Guemes Island shorelines three of six possible environmental designations, or zones, to establish the nature of allowable development given the environmental sensitivity of the shoreline: Rural, Rural Residential, and Aquatic.

Sincerely, Allen Bush

Thank you, and I again urge you Commissioners to deny and not docket proposed amendment C22-3.

Hal Rooks, on behalf of the Guemes Island Planning Advisory Board





Jennifer Rogers

From: Andrea Xaver <dancer@fidalgo.net>
Sent: Wednesday, May 25, 2022 9:07 AM
To: PDS comments
Cc: jsteinwa@earthlink.net
Subject: Skagit County's 2022 Docket of Proposed Policy, Code, and Map Amendments

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Regarding Fully Contained Communities (FCCs) –

I am Totally Opposed to Fully Contained Communities (FCCs) in Skagit County.

FCCs are towns.

The sites are leapfrog development.

The Growth Management Act must have some say in FCCs or similar “types” of development.

FCCs could mean:

Continuing to chip away at this valley and what it represents (hopefully a sustainable balance of farms, forests, fish, wildlife, habitat, views, and more).

Overpopulation (people moving here to get away from it all, yet bring it with them).

Higher taxes for their “neighbors” in the county.

More pollution onto farms from run-off of lawn pesticides, and oil and gas leaks from too many vehicles.

Water pollution by afore-mentioned runoff into nearby waterways from lawns and vehicles.

Air pollution.

“Light pollution” from too many lights glaring at night in the midst of once open spaces.

More noise in once open spaces.

More city-like atmosphere and less “Good Old Skagit Valley.”

Quality of life degraded for FCC neighbors and others

Crowded roads and interference with farming transport and farmland connections.

Crowded roads interfering with emergency situations.

Inadequate fire protection.

Inadequate police/sheriff protection.

Wildlife/habitat destroyed.

Some views of this beautiful valley eradicated; or altered sometimes beyond historical recognition.

Any recreational areas for the FCC inhabitants could mean more land is needed for them to “play” on, and/or linked to walking trails – perhaps wanting to establish them through working farms and forests -

which would create safety concerns for all and potential liabilities - and more wildlife and habitat could be negatively impacted.

(Note: I couldn't attend the meeting yesterday. I was also unable to use the link to this site for some reason, so trying again – hope it works! I want to get my comments into the record.

Andrea Xaver
19814 State Route 9, Mount Vernon, WA 98274
C: 360-202-9533

Jennifer Rogers

From: Ann Meyer <annmeyer4@gmail.com>
Sent: Monday, May 16, 2022 9:49 AM
To: PDS comments
Subject: 2022 Docket of Proposed Amendments

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Hello All-

As a Skagit county resident for over 30 years, all my adult life, I'd like you to exclude any further consideration of Fully Contained Communities. Apparently the same developer is at it again, trying to push through a development that we clearly don't want. I believe the community's position on FCCs was heard loud and clear last year and we don't need to go over it again.

Have a great day,
Ann and Steve Meyer

Jennifer Rogers

From: Bob and Ann Hostler <rahostler@hotmail.com>
Sent: Saturday, May 14, 2022 10:08 AM
To: PDS comments
Subject: Skagit county's 2022 docket of proposed policy, code, and map amendments

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To the Commissioners,
We do not want sprawl here in Skagit county. Do not allow LR22-02 fully contained communities on the 2022 docket.
Thank you.
Ann Hostler, Anacortes, Wa
Rahostler@hotmail.com

Jennifer Rogers

From: Ann C Reid <nutfarm@wavecable.com>
Sent: Tuesday, May 17, 2022 8:11 AM
To: PDS comments
Subject: Skagit County's 2022 Docket of Proposed Policy

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To the County Commissioners,

I live on Samish Island and am writing to voice my opinion on allowing LR22-02 Fully Contained Communities to be placed on the 2022 docket. The community has spoken before saying we do not want our valley to become urban sprawl eliminating the quality of life and ensuring the loss of the agricultural identity and business that defines our valley if FCCs are allowed to develop here. It remains critical that you help protect the only remaining agricultural corridor north of Seattle that draws thousands of visitors each year and keeps our valley's heritage alive. It is critical that local taxpayers are not required to support services for these unwanted sprawling developments which will demand infrastructure required to support large tracts of housing. Please do not open the doors to Fully Contained Community development in Skagit County and do not allow LR22-02 to be placed on the docket.

Respectfully,
Ann Reid

Jennifer Rogers

From: Anne Bromwell <annebromwell@yahoo.com>
Sent: Wednesday, May 18, 2022 8:27 AM
To: PDS comments
Subject: Skagit County's 2022 Docket of Proposed Policy, Code, and Map Amendments

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Please count me as a citizen who is against the development of FCCs anywhere in Skagit County. They are not the solution to the affordable housing crisis in our county.

Instead developers should be encouraged to build affordable dwelling units of all kinds within the existing city limits of the existing cities and towns within the county.

Thank you,
L. Anne Bromwell
registered voter residing at:
20547 Buzzie Lane
Sedro Woolley WA

Jennifer Rogers

From: Anne Winkes <annewinkes@gmail.com>
Sent: Tuesday, May 24, 2022 7:44 AM
To: PDS comments
Subject: Skagit County's 2022 docket of Proposed Policy, Code & Map Amendments

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Dear Commissioners,

Please do not docket LR22-02, the latest proposal submitted by Skagit Partners LLC, asking you 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.

As you learned last year when you docketed LR20-04, a proposal submitted by Skagit Partners LLC identical to LR22-02, neither the public nor the Cities support allowing FCCs. In February of 2022, you wisely passed a resolution deferring any decision about LR20-04 to the GMA Steering Committee (GMASC).

As you know, the GMASC can consider changes to policies concerning FCCs when updating the 2025 comprehensive plan without proposals like LR22-02 and LR20-04. You, our county commissioners, are members of the GMASC. If you believe FCCs are needed to solve the increased demand for housing in our county, you only need ask the GMASC to consider such changes to our policies so that FCCs would be allowed. Such a decision must be carefully considered, as allowing FCCs will forever change the rural character and natural beauty of our beloved county.

Please do not docket LR22-02. Please terminate LR20-04.

Thank you.

Anne Winkes
18562 Main St., PO Box 586, Conway WA, 98238
360-445-6914

Jennifer Rogers

From: Anne Dlouhy <dloakd@gmail.com>
Sent: Monday, May 23, 2022 10:20 AM
To: PDS comments
Subject: FCC

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Hello,

On behalf of my husband and I, we want you to know we are very opposed to FCCs. We are asking you, the commissioners, not to put LR22-02 on the 2022 docket. We voiced our concerns last year and hoped the issue was put to rest but now hear the developer is trying again. This is not good for the Skagit valley and the only one who will profit will be the developer. Please put an end to this. Keep the Skagit rural.

Sincerely,

Avid Voters,
Annie Dlouhy
Alan Fried

Jennifer Rogers

From: Sunnie Empie <sunnie1@me.com>
Sent: Saturday, May 21, 2022 6:29 PM
To: PDS comments
Cc: Sunnie Empie
Subject: Skagit County 2022 docket of proposed policy, code, and map amendments

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PLEASE, DO NOT PLACE ANY KIND OF FCCS (fully contained communities) under any name, on the docket or within Skagit County's comprehensive plan.

FCCs, by any name, are not suited for land in Skagit County.

HELP! I do not wish to have my time and energy consumed once again battling developers proposals in Skagit County.

Arlene Sundquist Empie
Sundquist Farm establ 1903
Current mailing address:
15770 Snee Oosh Road, Laconner, WA 98257

Sundquist Farm*Garden
Home to the green Fields
. . . kissed by the Sun
Nordic Lingonberries
Salmon-safe farming
Hickox Road & Old 99, Mt. Vernon

PO Box 784 LaConner, WA 98257
sunnie1@me.com

Jennifer Rogers

From: BARBARA CHEYNEY <bjcncbl@comcast.net>
Sent: Monday, May 16, 2022 3:20 PM
To: PDS comments
Subject: "Skagit County's 2022 Docket of Proposed Policy, Code, and Map Amendments"

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Please immediately delete all potential actions related to Skagit County self-contained communities!

Jennifer Rogers

From: Bea Cashetta <bea.cashetta@gmail.com>
Sent: Saturday, May 21, 2022 9:02 AM
To: PDS comments
Subject: Re: Skagit County's 2022 Docket of Proposed Policy, Code & Map Amendments

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On Sat, May 21, 2022 at 8:37 AM Bea Cashetta <bea.cashetta@gmail.com> wrote:

Dear County Commissioners,

We understand a new proposal for Fully Contained Communities has been submitted for your consideration.

We opposed the FCC proposal last year, and we oppose this one as well. The negative impacts of such developments are still unwanted by the majority of Skagit County community members.

Please reject these proposals completely.

While there is a need for affordable housing, new solutions need to be sought.

The Fully Contained Community approach has been tried elsewhere. It is not a solution for Skagit County with our strong community and agricultural heritage commitment.

We don't need large scale developments that are motivated by the financial ambitions of developers. We need more projects on the scale of that planned by the American Legion Post in Burlington.

We support you rejecting this proposal.

Bea & Jim Cashetta

Mailing Address: 5398 W Shore Rd, Anacortes, WA 98221

Jennifer Rogers

From: Beverly Faxon <beefaxon@gmail.com>
Sent: Monday, May 23, 2022 10:38 AM
To: PDS comments
Subject: Skagit County's 2022 Docket of Proposed Policy, Code and Map Amendments

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Beverly Faxon
20757 Anderson Road
Burlington, WA 98233

Dear County Commissioners:

Please do not docket OR defer LR 22-02 regarding Fully Contained Communities

Please consider the following:

1) The same proposal, from the same developer, was docketed by the County Commissioners in 2021. After much response from the public and from the cities, and much expense of time and money on the part of county employees who attempted to represent this proposal to the public, the Commissioners wisely acknowledged that the proposal could not be considered until it had been reviewed and approved by the Growth Management Act Steering Committee. The Commissioners have made clear the proposal was not ready for the docket—the developer knows what needs to happen next before docketing can be considered. Docketing this current proposal would be a confusing public message, setting an inappropriate precedent.

2) The public sentiment against the 2021 proposal was overwhelming—and that is not an exaggeration. Groups and citizens who don't always see eye to eye worked together to defeat the proposal. Fully Contained Communities were unacceptable to farmers, to city dwellers, to city councils, to environmental groups, to those who see recognize the urgent issues of drainage and flooding, to realtors, to those in the tourist industry. It was rejected by citizens in all parts of the county, regardless of political affiliation. In my own rural farming neighborhood, everyone approached signed a petition against it.

These factions realized the damage FCCs could bring to our beautiful county and the permanent changes that would be wrought on our rural landscape and rural culture. They also saw that these mega-developments, the size of cities, would be unsupported with important infrastructure. They knew that instead of providing desperately needed housing for those already living and working in Skagit County, most of the dwellings would attract much higher income owners from other parts of the state.

3) The Planning Department Docketing Criteria states that before docketing a proposal, the County must consider whether "some legal or procedural flaw of the proposal would prevent its legal implementation." In deferring the previous proposal, the County made clear that this was the case. Those sponsoring the proposal were attempting to leapfrog over the appropriate process, leading to a definitive "procedural flaw" and almost certainly a legal one as well.

For many reasons, I stand with the many Skagit citizens who don't want FCCs in Skagit County, but even if that weren't so, I would still urge the County to follow appropriate process and decline to docket or defer any proposal that does not follow the appropriate process. Declining to docket or defer is the right thing to do—it will save the county and taxpayers time and money, while preserving the trust of citizens the Commissioners were elected to represent.

I do not know what rationale County staff had for recommending this proposal be deferred rather than declined, but I believe if this proposal is not clearly declined, public perception will be that the County is invested in keeping it alive. Please decline to docket or to defer LR20-22.

Sincerely,

Beverly Faxon

Sent from my iPad

Jennifer Rogers

From: Bill Bowman <kinetic.ki.bill@gmail.com>
Sent: Saturday, May 21, 2022 8:20 PM
To: PDS comments
Subject: Skagit County's 2022 Docket of Proposed Policy, Code, and Map Attachments.

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Hello Commissioners, Numerous groups and individuals, including Mayors, have made it clear this FCC concept is a bad fit for our county, cities, and towns. I think the very essence of the '02 Framework Agreement is it's last line ..." that the governments achieve a county wide pattern of community building, land use and conservation that reflects the environmental, economic, aesthetic and social values of city and county residents". A rather plain but direct statement I'd say. So to only view this through an economic lens, is in my view and many of your constituents, using a polite term, nearsighted. Please remove this from the Docket and any further consideration.

Thank you,
Bill Bowman
La Conner

--

Bill Bowman
360-202-9419

Jennifer Rogers

From: Bill Stedman <bstedmanjr@gmail.com>
Sent: Saturday, May 14, 2022 4:49 PM
To: PDS comments
Subject: Skagit county's 2022 Docket of proposed policy, code, and map amendments

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Do not allow LR-22-02 fully contained communities on the 2022 docket.

Sent from my iPad

Jennifer Rogers

From: deniq@whidbey.com
Sent: Thursday, May 19, 2022 10:17 AM
To: PDS comments
Subject: Skagit County's 2022 Docket of Proposed Policy, Code, and Map Amendments

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Dear County Commissioners,

We moved to Skagit County 2 years ago after living 35 years on Whidbey Island. In this short time, we've come to appreciate the uniqueness of the region (rich farmland, bird migration habitat, Padilla Bay, Skagit River, so many wonders) and how critical it is to preserve the ecosystem in our area. As new residents, we want to contribute to being good stewards of the environment and part of that is voicing our opinion to our elected officials.

We oppose the proposals for Fully Contained Communities. Please do not allow any FCC proposals to come before the council in 2022 before they are reviewed by the Skagit GMA Steering Committee and they take action.

On behalf of our Samish Island neighbors we thank you for your consideration.

Bob Quirk & Diane Denison

4943 Samish Terrace Rd.

Bow, WA 98232

Jennifer Rogers

From: Bobbi Lauducci <321bobbi@gmail.com>
Sent: Tuesday, May 24, 2022 7:42 PM
To: PDS comments
Subject: LR22-02

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#####

Please no fully contained communities !!! We need to keep our farmland intact. Fully contained communities would destroy what makes this area so wonderful. I have been a resident of Skagit county since 1977 and have seen many changes. As the area continues to grow we must make well thought out decisions. Once an area is developed what was there is gone. There is no turning back.
Bobbi Lauducci
Sent from my iPad

Jennifer Rogers

From: bonnie campbell <bonnie.campbell4@gmail.com>
Sent: Tuesday, May 17, 2022 9:49 PM
To: PDS comments
Subject: Land proposal

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I and my friends stand with no FCC'S IN THE VALLEY rural lands or otherwise. There are other alternatives. The land use possibility should not even be put on the docket!!! Hear the people you represent.WE are this valley!

Jennifer Rogers

From: Bruce Baglien <brucebaglien@msn.com>
Sent: Tuesday, May 24, 2022 12:03 PM
To: PDS comments
Subject: "Skagit County's 2022 docket of Proposed Policy, Code and Map Amendments"

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To whom it may concern,

Please to not even consider this type of development anywhere in our county. We have undeveloped land in every city in our county. To destroy forever with asphalt and cookie cutter house's for commuters is absurd.

Let the developers utilize the property that has been identified by the existing zoning. When that is filled annex more area for continued growth in the urban areas.

Where are the schools, fire stations, buses, etc that will serve an FCC? This type of housing project may be acceptable in California, it is not what the citizens of Skagit county want or need!

Respectfully,

Bruce Baglien
1303 7th Street
Anacortes, WA 98221
brucebaglien@msn.com
360-202-0856

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Jennifer Rogers

From: Carolyn Gastellum <cgastellum67@gmail.com>
Sent: Sunday, May 22, 2022 9:52 AM
To: PDS comments
Subject: Skagit County's 2022 Docket of Proposed Policy, Code, and Map Amendments

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Dear Commissioners Browning, Janicki, and Wesen,

Skagit County citizens do not want Fully Contained Communities to be built anywhere in our county. This was made clear last year when individuals, farmers, local businesses, many organizations representing thousands of members, and the cities of Concrete, La Conner, Mount Vernon, and Anacortes all opposed your choice to docket LR20-04. Eventually you made the decision to defer that proposal and follow the required process of bringing all such requests to the Growth Management Act Steering Committee.

Now the same out-of-town developer is back with LR22-02. Please do not docket or defer this proposal. Instead I request that you remove the previous proposal, LR20-04, and exclude the current proposal, LR22-02 from the docket. It is time to deny each proposal without prejudice and put an end to this effort to create urban sprawl in our county.

FCCs absolutely do not belong in Skagit County. Detrimental effects from such developments have been documented in King and Snohomish Counties to the point that FCCs are no longer allowed. Our cities, towns, and their adjacent Urban Growth Areas can accommodate a growing population over the coming decades by following the Growth Management Act, which no longer has a vesting loophole thanks to state legislation that was passed this year.

Carolyn Gastellum
14451 Ashley Place
Anacortes, WA 98221

Jennifer Rogers

From: Charlene Day <charday99@gmail.com>
Sent: Monday, May 16, 2022 11:33 AM
To: PDS comments
Subject: Skagit County's 2022 Docket of Proposed Policy, Code and Map Amendments

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Greetings Commissioners,

The news that the same developer is trying to include FCCs on your 2022 docket is while understandable on their part as their greed overcomes values for community preservation, please do not resume this proposal which is a path to environmental degradation.

We are depending on you to choose the right side of our County's history and reconsider any notion of a planned community in our rural areas.

My husband, Chuck and I are Master Gardeners, he's a beekeeper, we are avid bird watchers, members of Skagit Audubon and strong supporters of Skagit Land Trust.

In fact, most here on Samish Island donated to Skagit Land Trust towards the successful preservation of 100 acres for natural habitat right here on Samish Island.

Obviously we are conservation minded and cherish our privileged life of mountain to sea through beautiful farmlands, void of the ugliness of sprawling development. It takes a very long time to replace cleared forests, it's better to manage as many of the indigenous community members used to do.

Our local townships are well managed and will pursue their goals of providing increased housing so that residents can benefit from public services. In other words, towns are where additional housing is needed, not on large swaths of denuded forests that used to shelter carbon.

We have to consider the goal of mitigating the climate crisis, can't our County be a model for that kind of forward thinking?

Please reconsider any influences to approve FCCs, that notion is outdated, even King and Snohomish Counties have vowed to discontinue allowing FCC developments as they've learned in hindsight the devastation of over exceeding limited resources and loosing natural habitat.

Thank you so much for your attention to our concern,

Charlene & Chuck
4987 Samish Terrace Rd
Bow, Washington 98232
360 420 0243

Jennifer Rogers

From: Charlie Schultz <tbcshultz@comcast.net>
Sent: Saturday, May 14, 2022 9:12 AM
To: PDS comments
Cc: tbcshultz@comcast.net
Subject: Skagit County's 2022 Docket of Proposed Policy, Code, and Map Amendments

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To the Skagit County Commissioners,

Fully Contained Communities do not belong in Skagit County.

I urge you not to include, and not to defer, **LR 22-02** on the 2022 docket.

Thank you for your time,

Charles M. Schultz
2302 20th Place
Anacortes, Wa 98221

Jennifer Rogers

From: Christie Stewart Stein <jsteinwa@earthlink.net>
Sent: Monday, May 23, 2022 8:00 PM
To: PDS comments
Subject: Skagit County's 2022 Docket of Proposed Policy, Code, and Map Amendments

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Dear Skagit County Commissioners and PDS staff,

Thank you for the opportunity to submit public comments on the proposed LR22-02 Fully Contained Communities. Our family of 8 voters opposes the docketing of LR22-02 on the 2022 docket, and we further oppose the staff recommendation to “defer” the proposal until 2023. LR22-02 should be excluded from the docket entirely. County Commissioners and staff should recognize the overwhelming opposition to FCCs they have received from the public over the past year, and cease pursuing FCCs as a so-called tool for managing growth.

There is plenty of evidence from the counties to the south of Skagit that FCCs create uncontrolled sprawl, demolish farming communities, and add further upward pressure to housing prices. In spite of false claims from the developers pushing FCCs on Skagit, there is no evidence anywhere in the US that building vast amounts of new market-rate housing does anything at all to increase affordable housing, or make housing more available to people who are already living in a rural county. The evidence shows quite the opposite.

We learned from (now former) PDS staff member Peter Gill in an article in Skagit Valley Herald last year that over the past several years 27% of the growth in Skagit has occurred out in the county. This number exceeds the target of the Framework Agreement for the County to take 20% of the growth. Let’s look at the other side of the equation. If this figure is correct, it means that the cities and towns took 73% of the growth in Skagit during that time frame. Clearly the claim frequently repeated by staff, Commissioners, and the developers that the cities “aren’t taking the growth” is highly exaggerated. In addition to taking the vast majority of the growth during that time period, all of our cities/towns have been updating their building codes, shrinking required lot sizes, allowing for ADUs, and making numerous changes to accommodate growth. They have ample data to show they can accommodate 80% of the growth as agreed.

But, even taking the numbers at face value, it appears that we are talking about a mere 7% discrepancy in the targets over that relatively short period. As destructive as they have proven to be in other counties, using FCCs to deal with that tiny discrepancy is a little like using a hand grenade to kill a fly instead of a fly swatter. The money of county taxpayers would be far more efficiently and effectively spent by County staff and elected officials working with cities and towns to assist them to meet the 80% goal.

Please exclude LR22-02 from the 2022 docket entirely, and abandon the wrong-headed and highly unpopular push to allow developers to pave over Skagit with FCCs.

Thank you,

Christie Stewart Stein and John E. Stein

Jennifer Rogers

From: Tia Kurtz <tiakurtz@comcast.net>
Sent: Thursday, May 19, 2022 3:33 PM
To: PDS comments
Subject: Skagit County's 2022 Docket of Proposed Policy, Code, and Map Amendments

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DO NOT allow LR22-02 Fully Contained Communities on the 2022 docket.

Christina Kurtz

4090 Edith Point RD

Anacortes WA. 98221

Jennifer Rogers

From: Christine Kohnert <ckohnert@hotmail.com>
Sent: Thursday, May 26, 2022 3:45 PM
To: PDS comments
Subject: LR 22-02 Fully Contained Communities

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It is my request that the Skagit County Commissioners DOES NOT put LR22-02 for Fully Contained Communities on the 2022 docket.

This past winter I participated in conversations with 300 voters in the towns of Lyman, Hamilton, Edison, Bay View, SneeOsh, Day Creek and some other small communities. The vast majority of people were adamantly against Fully Contained Communities. Perhaps 20% told us maybe they were against FCCs or that they wanted to do more research. No one expressed a desire to have FCCs in Skagit County. Even people who might benefit economically (a port o potty business, a carpenter, an architect) were against building FCCs here. The research that went into the County's Comprehensive Plan you are trying to amend also showed the vast majority of Skagitonians did not want urban sprawl. It is cause to question the underlying motivation of our elected officials especially following the number of letters and emails on record for the same attempt to allow FCCs last year; not to mention the resolutions passed by LaConner, Mount Vernon, Anacortes and Sedro Woolley City Councils.

This is a huge development, over 3 times the size of LaConner. It will be dependent on the taxpayers from county or local governments to provide police and fire department and road repair services.

The excess toxic drainage will be added to what is considered the healthiest watershed in Puget Sound, and the only river supporting all the native species of Salmon in the State. The large mass of impervious surfaces will contribute significantly to the growing problem of flooding. In addition we lose the soil surface that serves to filter out toxins before they reach out waterways. There is no doubt the suburban development will add all kinds of toxins from homeowners use of pesticides, weed killer, runoff from washing cars, oil leaks etc. All very bad for the native flora and fauna, some of which are endangered species.

In our canvassing project, more than one household asked "what are we going to do for food?". Do you do realize we have some of the most fertile agricultural land in the country? Do you realize that as long as we have snow pack and glacier melt we may be able to survive devastation and droughts destroying agricultural land in other parts of the country being impacted by climate change? Our precious farmlands depend on the entire ecosystem of the Skagit River watershed to provide clean water, absorb runoff for our farmlands.

The housing needs of those living in Skagit County will not be met with this project. Other FCCs have demonstrated they are likely to draw people from outside the region. The houses designated low income do not serve the low income well due to the distance from services and employment opportunities. When the low income houses are sold they are expected to sell at market value and no longer serve the low income. This is for 1 FCC. My understanding is additional FCCs could be approved at a rate of 1 every 5 years once the County Comprehensive Plan is amended. How will the impact effect the demand for water and waste management? Demands the county and cities already struggle to meet.

Studies cited in urbanthree.com use data and computerized drawings to show the poor "return on investment" (ROI) of suburban car-centric developments. They show how they destroy wealth how the lost revenue per acre resulting in the poorest city people subsidizing the wealthy suburbs. Really you should all understand this before docketing FCCs.

If Commissioners are seriously concerned about the homeless I would refer you to research University of Washington's College of Built Environments Greg Colburn, who has done extensive research on housing policy, affordable housing and homelessness. Our cities and designated urban growth areas can accommodate current needed growth.

Please see the utube video

m.youtube.com/watch?v=5YvJq-vQ1Hs

or better yet read his book

Homelessness is a Housing Problem: How Structural Factors Explain U.S. Patterns

FCCs are wrong for Skagit County and the country.

On a final note, have you considered the effect this decision will have on tourism? Will the farmlands be as attractive to out of state visitors when we start looking like a suburb instead of the beautiful scenic landscape we have now? As we lose forested areas, ponds and farmlands where will the bords and other wildlife go? Let me point out that Skagit County has already lost one of our 3 great blue heron rookeries. People flock to the Skagit to see the beauty and get in touch with nature. In the winters we attract birders from all over that tourism dollars to our communities. We attract highly qualified people who want to live here because of the beauty and quality of life here. Do you want to forfeit all of that?

I urge to exclude LR 22-02 on the 2022 Docket.

Respectfully,

Christine Kohnert
1502 Bernice Street
Mount Vernon WA 98274

Jennifer Rogers

From: Thomas Skinner <skinner@fidalgo.net>
Sent: Thursday, May 12, 2022 7:44 PM
To: PDS comments
Subject: Contained communities

#####

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Dear Skagit /county Commissioners,

Surely the three commissioners of Skagit County have heard LOUD and very CLEAR that contained communities and the developers promoting them are NOT welcome in this county. It is my fear, as a citizen, that growth is what the county commissioners seem most interested in, not the preservation of a way of life in this rural-village, agricultural land. The developers will never stop, they are a voracious contingent of money-hungry individuals who will stop at nothing to get their hands on the pristine land, be it a golf-course, a hill-top, anything to put in up to 24,000 homes, depleting utilities, clogging the roads, not providing infrastructure (let the county do that). We are at a crossroads, indeed as our nation is at a political crossroads, regarding the health and well-being of society, be it here in the Skagit or nation wide.

It is my fervent hope the three commissioners and planning commission looks hard and long at what the people of the Skagit have said regarding possible planned communities, and that is NO!!!

Sincerely,
Christine Wardenburg-Skinner

Jennifer Rogers

From: claudia fischer <claudiafischer@cns@gmail.com>
Sent: Sunday, May 15, 2022 2:17 PM
To: PDS comments
Subject: Re: Skagit County's 2022 Docket of Proposed Policy, Code, and Map Amendments

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On May 15, 2022, at 2:14 PM, claudia fischer <claudiafischer@cns@gmail.com> wrote:

Dear Commissioners,

I urge you to permanently put to rest the idea of entertaining, in any way, the proposals from developers who are pushing for FCC's to be allowed in Skagit County. There are many reasons why FCC's are a poor solution to the problem of a lack of affordable housing.

Please **do not include** and, additionally, **do not defer LR 22-02** on the 2022 docket.

I well understand the need for more housing for those with low-to-moderate incomes. However, I believe that better solutions can be found by finding creative ways to increase urban residential density and reimagine downtown and commercial areas. We have not come close to needing to look outside of existing urban growth boundaries in order to accommodate more people's need for reasonably priced places to live.

At all costs we must avoid the forever destruction of precious farm, forest, and other rural lands. The land is, after all, what draws so many to our beautiful valley in the first place.

Sincerely,

Claudia Fischer,
Skagit County resident

Now including my address, as instructed:

20310 Dry Slough Road, Mount Vernon, WA 98273

Jennifer Rogers

From: Dana Good <dpgood@gmail.com>
Sent: Friday, May 13, 2022 5:45 PM
To: PDS comments
Subject: FCCs in Skagit County

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Dear commissioners,

Nothing has changed since last January, when the reasonable decision was made to remove this item from the docket.

The GMA explicitly requires that urban areas fill in rather than expanding into our precious rural and wild areas. There's no rationale other than profit for allowing FCCs in the Skagit Valley, and we should oppose opening the door in any way to FCCs in Skagit County.

I lived for more than twenty years in rural King County outside the Urban Growth Boundary. In spite of our best efforts to protect this rural area, Weyerhaeuser and its partner manipulated the County Council and the Growth Management council until they succeeded in placing an FCC at the top of Union Hill.

Because of the presence of sensitive areas on the proposed site of the FCC, I personally gathered a team of water quality specialists to comment on the effects of the FCC on the local water table. It was a massive effort, one of many by the citizens living in the area, but this was required of us, in order to respond to Weyerhaeuser's EAS for this development. These water quality experts donated their time and passion to try to protect the unspoiled lands and recharge area directly adjacent to the Redmond Watershed, but their voices were not heeded. In the end, a large development and golf course were placed over the Union Hill Water Association's critical recharge area.

Traffic more than quadrupled on rural roads not equipped to handle it. The roads were widened at great expense and disruption to residents of the communities surrounding the developments. Even so, the four mile drive to the base of the hill expanded from ten minutes to thirty-five, sometimes forty-five minutes.

If there were a reason that FCCs in Skagit County were needed, then this potential cost to the environment, the budget, the local infrastructure and the energies of our citizens would be in some way justified. But

1. FCCs don't provide the kind of affordable housing needed by low income families - they are by definition isolated from most jobs and services. This is one reason so many communities have stopped considering them.
2. The cities and towns of Skagit County have ample reserve land which can be developed at densities that allow us to take our share of population increases. This is exactly what the Growth Management Act was designed to foster.

Please do not open the door to the conflict and cost associated with even considering FCCs in Skagit County. The reasons for declining to consider them have not changed.

With respect,

Dana Good
4016 Wildflower Court
Mount Vernon, 98273

Jennifer Rogers

From: Danny Beatty <jdbeatty@wavecable.com>
Sent: Sunday, May 15, 2022 9:24 AM
To: PDS comments
Subject: Against "Fully Contained Communities"

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An insert in the Newspaper, "Farmland Legacy Program", talks about saving Skagit County Farmland. The efforts are most helpful but more needs to be done! LR22-02 Fully Contained Communities should not be allowed to be placed on any sort of Skagit County Government Agenda. Stop the idea of what should have been a non-starter in the first place.
Thank you. Danny Beatty - Anacortes

Jennifer Rogers

From: David L Peterson <wild@uw.edu>
Sent: Saturday, May 14, 2022 6:48 AM
To: PDS comments
Subject: Skagit County's 2022 Docket of Proposed Policy, Code, and Map Amendments

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Dear County Commissioners:

Please do not include or defer LR 22-02 on the 2022 docket. As you recognized last year, the concept of fully contained communities is not compatible with social, economic, and natural resource objectives in Skagit County, and a large majority of Skagit citizens oppose it.

Thank you for your consideration.

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

Jennifer Rogers

From: Debbie Youngquist <dyoungquist@gmail.com>
Sent: Saturday, May 14, 2022 9:44 AM
To: PDS comments
Subject: Stop Fully contained Communities

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Dear County Commissioners,

Please do not allow Fully Contained Communities onto your docket for this year - or ever!! They can say they will be fully contained, but you can bet they will use the roads all around Mount Vernon and Skagit County! They may say they will be fully contained, but where will they go to the doctor? Or the dentist? Or the hospital? This sort of infrastructure doesn't sustain the existing population very well as it is. Unless it is an emergency, it takes weeks to get in to see my doctor, and if I need a specialist, it can take months! Many of us already dread tulip season because of all the traffic clogging the freeway and the valley. It will be much worse year round with a fully contained community.

I know areas all along the I-5 corridor will eventually be developed, but make sure that these developers put in the infrastructure and services that are needed to sustain increased populations BEFORE they invite the masses to move in.

If it is really a self-contained community, suggest they build it up past Concrete in order to bring revenue into that area. I strongly suspect they will decline that offer because they aren't really self-contained, and the people living in the FCC want to be around the city to take advantage of what it has to offer.

Sincerely,

Debbie Youngquist

Jennifer Rogers

From: Deborah North <debonorth@comcast.net>
Sent: Monday, May 16, 2022 2:12 PM
To: PDS comments
Subject: Skagit County's 2022 Docket of Proposed Policy, Code, and Map Amendments

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Dear County Commissioners,

As a Skagit Valley resident for 40 years I would like to voice my strong opposition to any consideration of allowing “Fully Contained Communities” to be developed on the valley’s rural land. The FCCs are quintessential sprawl and there is no justification for them. With increasing density within the defined growth management areas there is plenty of room within the established communities to accommodate future housing needs and growth while preserving the Skagit fertile farm land. The codes protecting the farm land from development need to be strengthened to stop the already creep of housing that has been allowed on McLean Rd and Farm to Market Rd. Please do not put the FCC on the docket for proposed amendment.

Deborah North
21636 Swan Rd
Mount Vernon, WA 98273
360-941-0208

Jennifer Rogers

From: D. A. Wolf <deeannwolf@mac.com>
Sent: Tuesday, May 24, 2022 6:23 PM
To: PDS comments
Subject: Skagit County's 2022 Docket of Proposed Policy, Code, and Map Amendments

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Dear County Commisioners,

We urge you: NOT to include, and NOT to defer LR 22-02 on the 2022 docket. This proposal should be EXCLUDED from the docket of items to consider in 2022.

We say NO to Fully Contained Communities in Skagit County.

Sincerely,

Denise Wolf Sprague
Steve Sprague

Jennifer Rogers

From: don hanna <dhenryclay2009@gmail.com>
Sent: Wednesday, May 25, 2022 7:09 AM
To: PDS comments
Subject: Skagit County's 2022 Docket of Proposed Policy, Code, and Map Amendments

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Honorable Commissioners:

I respectfully urge you to reject Fully Contained Communities. The proposal is inimical to the GMA and if passed will be an unmitigated detriment to Skagit County taxpayers and residents.

Thank you for your consideration.

Don Hanna
415 Warner St.
Sedro-Woolley

dhenryclay2009@gmail.com

360-840-0430

Jennifer Rogers

From: Donna Davis <bamboola2is@gmail.com>
Sent: Thursday, May 19, 2022 7:58 PM
To: PDS comments
Subject: Skagit County's 2022 Docket of proposed policy, code and map amendments

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Donna Davis
5530 Homestead LN
Anacortes, WA 98221
bamboola2is@gmail.com

May 19, 2022

Dear Commissioners,

DO NOT ALLOW LR22-02 Fully Contained Communities on the 2022 docket!

One of the most precious resources in the world is good, arable land that still happens to have enough rainfall to be viable in our changing climate. What a huge crime against our residents (and in fact, against anyone who likes to eat!) it would be to allow urban sprawl to diminish the amount of this precious resource. Our valley is particularly important because it produces such a wide range of agricultural products, and is not just mono-cropping like so much of the country.

Let us do all we can to preserve this important resource!

Respectfully,

Donna Davis

Jennifer Rogers

From: Douglas Mills <beersleuth@gmail.com>
Sent: Monday, May 23, 2022 9:43 AM
To: PDS comments
Subject: Skagit County's 2022 Docket of Proposed Policy, Code, and Map Amendments

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Dear Skagit County Commissioners and Planning Commission,

It is long past time to put the FCC (proposed by out-of-county developers) into the dustbin of history. It is simply a bad idea that is opposed by the county's cities and a decisive majority of its citizens. It never should have been on the docket in the first place, and should be removed from future consideration. Hasn't it wasted enough taxpayer money already? We need your efforts focused on the many challenges of Skagit County, like getting traffic lights at the Cook Road exit, repurposing the abandoned malls, or improving flood control in the Samish basin. I'm sure other parts of the county have similar issues that desperately need your attention and action. The FCC as proposed will create a traffic and drainage nightmare.

We can develop the county while still retaining its beauty and function. Permanently exclude this proposal from the docket.

Doug Mills
Retired Beer Dude
20757 Anderson Road
Burlington, WA 98233
360-840-3313

Sent from my iPad

Jennifer Rogers

From: skupmaroney@comcast.net
Sent: Wednesday, May 18, 2022 6:57 AM
To: PDS comments
Subject: 2022 Docket of Proposed Policy, Code and map amendments

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Dear Commissioners,

I strongly oppose any changes to the planning or other codes/maps that would allow for development outside our current growth boundaries. As our cities have told the commissioners, there is plenty of growth opportunities within current city limits to accommodate our future needs.

As you know, fully contained communities have negatively impacted other cities/counties who have tried them. We do not need to destroy farmland and wildlands to put up more McMansions and further burden our schools and public services with these unsustainable communities.

Please do NOT put LR22-02 Fully Contained Communities on the docket.

Thank you,

E Ann Skupniewitz-Maroney and John B Maroney
17363 Peterson Rd
Burlington WA 98233

Jennifer Rogers

From: Ed Gastellum <egastellum34@gmail.com>
Sent: Friday, May 20, 2022 1:43 PM
To: PDS comments
Subject: Skagit County's 2022 Docket of proposed Policy, Code and Map Amendments

Follow Up Flag: Follow up
Flag Status: Completed

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Skagit County Commissioners,

A long time ago I submitted comments about the Fcc proposal. I am against this development which has failed in most places the developer has tried. I view this as a last ditch effort for this developer to get a foothold on very unpopular developments.

We need low cost housing in the established towns in Skagit County and we cannot afford to lose farm land to these types of communities. They are unincorporated communities putting additional strain on the County Sheriff,s Office, local fire districts, and other utility districts.

Listen to your constituents locally. FCC's have been a bad idea and goes against the state's Comprehensive Plan which is why the developer is looking for other ways to get his developments approved.

I am adamantly opposed to these types of developments.

Ed Gastellum
Anacortes, WA

Jennifer Rogers

From: Edward Donnellan <e4rest@gmail.com>
Sent: Friday, May 20, 2022 4:47 PM
To: PDS comments
Subject: "Skagit County's 2022 Docket of Proposed Policy, Code, and Map Amendments" i

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Please help keep Skagit County the beautiful place or is - a much loved and needed place of openness, natural beauty and a resource for wildlife and agriculture
Please don't allow the 'urban' to run over the 'rural'

DO NOT allow LR22-02 Fully Contained Communities on the 2022 docket

Ed Donnellan
19343 Bridle Pl
Sedro Woolley

Jennifer Rogers

From: Evergreen Islands <evergreen.islands@outlook.com>
Sent: Wednesday, May 25, 2022 11:29 AM
To: PDS comments
Subject: Skagit County's 2022 Docket of Proposed Policy, Code, and Map Amendments

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Evergreen Islands opposed docketing the Fully Contained Community (FCC) proposal LR20-04 in 2021 and once again, opposes the newest FCC proposal LR 22-02. Last year's public outcry of over 500 written comments clearly demonstrates the community's opposition to FCCs. Docketing this new proposal, or even deferring it, is a continued waste of county and taxpayer resources of time and money. Only one party benefits from continuing to entertain this proposal and that is the developer.

It is time to REMOVE the LR20-04 and EXCLUDE LR22-02 from the 2022 docket. Please stop wasting precious time and money. Please stand up to protect rural county lands.

Marlene Finley
President, Evergreen Islands

Jennifer Rogers

From: J. Forrest Nelson <j.forrest.nelson@att.net>
Sent: Thursday, May 19, 2022 12:27 PM
To: PDS comments
Subject: Skagit County's 2022 Docket of Proposed Policy, Code, and Map Amendments

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Guemes Overlay Amendments – May 2022

RE: C22-3 Guemes Island Overlay Setback Amendment

Planning Commission Hearing May 24, 2022, 10:00 am

Argument to remove Sidewall Limitations

Sidewall requirements as currently defined do not benefit views behind homes/properties currently along West Beach shoreline properties either due to:

- Slope behind those Indian Village homes and properties - Slope rise anywhere between 50 to 80 feet to east parcel property line.
- Properties between Lervick Road to Indian Village are flat along high bank (cliffs) which makes it impossible for any view from properties to the east.
- Properties on many parcels from Edens Road north to Lervick Road are split on each side of the county road which makes it impossible for any view from any of those properties to the east.
- Properties from Edens Road to Lervick Road are bordered to the east by swamp and/or wetlands preventing practical development of any residence and expectation of a view.

The current sidewall requirements hinder realistic residence construction with practical and useful floorplans which would allow for decent headroom, more livable, with window exposure and architectural esthetics.

I personally own such a property and face these obstacles to remodeling my home.

I hope these current restrictions are eliminated from Skagit County (Guemes Island Overlay Setback) codes.

Thank you

Forrest Nelson
4884 North Indian Village Lane
Anacortes, WA 98221

Jennifer Rogers

From: Ellen Bynum <skye@cnw.com>
Sent: Tuesday, May 24, 2022 8:55 AM
To: PDS comments
Cc: Randy & Aileen Good; FOSC Office
Subject: Skagit County's 2022 Docket of Proposed Policy, Code, and Map Amendments

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Thank you for the opportunity to comment on the proposed 2022 Comprehensive Plan amendments. In addition to the comments below we ask that Friends of Skagit County's previous comments on LR22-02 Skagit Partners FCC Amendment be made part of this record.

LR22-01 Bertelsen Farms Small Scale Recreation & Tourism Rezone

Oppose. Do not docket.

Bertelsen Farms proposal is a significant for redevelopment for a microbrewery, RV and tent campground and other recreational activities. Small scale recreation & tourism zoning (SRT) 14.16.130 is a district, not a single project isolated from other recreational, scenic and natural amenities. The proposed location is not in a Rural Village nor is it a LAMIRD (boundaries set in 1990). Nor is it near other recreational, scenic and natural amenities. The current improvements on the property appear to exceed the maximum square footage in the SRT code. Wineries are not listed as a permitted activity in the SRT code unless they are considered a major public use limited to 3000 sq. ft. Developed campgrounds are permitted in Rural Reserve zones. Before GMA, the zoning for rural lands was called Agriculture Reserve where the land was farmed.

Although the area around Starbird Road is zoned Rural Reserve, many of the parcels are actively farmed and enjoy Ag - Open Space taxation. The GMA requires Counties to ensure that farms are free to operate without interference from inappropriate activities on adjacent parcels. Skagit County has rejected new or expanded activities on Ag-NRL and on some rural zones where the scale of the proposed activity was too large and also when the location might be expanded in the future to compromise the farming activities in the area.

With the continued conversion of Ag-NRL to other uses, any future mitigation program for farmland would require the availability of rural zoned land to "replace" the Ag-NRL zoned converted acres using a reinstated Agriculture Reserve or other newly created zone. Once developed, the ground has no hope of being recovered for farming, except at great expense to the landowner.

The Growth Management Hearings Board has issued numerous decisions regarding the importance of identifying and conserving farmland and other resource lands. In particular, areas had long-term commercial significance for agricultural production were excluded from the addition of competing uses. Farms in rural zones (raising cattle, grass or grain, etc.) have been ruled acceptable when a county's compliance with conserving agriculture has been challenged.

LR22-02 Skagit Partners FCC Amendment
Oppose. Do not docket.

Friends of Skagit County has submitted previous comments opposing the addition of Fully Contained Communities (FCCs) to the Comprehensive Plan, policies and codes. The GMA requires cities and the county to establish population projections that accurately reflect the size of UGAs and future development. This requirement is to prevent sprawl into rural and resource lands. In short Skagit County has no need to consider FCCs as the cities have sized their UGAs to accommodate future growth.

LR22-03 Wolden Critical Areas Review Amendment

Oppose. Do not docket.

We concur with the staff analysis of critical areas review requirements.

LR 22-04 Seawater Intrusion Monitoring System Amendment

Support. Docket.

Suggest staff work with GIPAC and other organizations and citizens to identify issues, outline a program and research/apply for possible funding support for a county program.

LR22-05 Farmworker Housing Agricultural Accessory Use Amendment

No recommendation. Please see comments.

Historically, proposed developments for new farmworker housing have been rejected by Skagit County. GMA requirements for identifying and protecting resource lands including Ag-NRL for current and future activities that do not convert acreage to residential uses has been clarified by any number of appeals to the Growth Management Hearings Board and courts. Previous solutions to farmworker housing resulted in development in Urban Growth Areas that can be annexed and supplied with services as well as development of multi-family housing close to cities.

We understand the proponents desire to increase farmworker housing and that it is economically essential to keeping employees working and farms producing. We suggest staff and proponents review historical proposals for farmworker housing and discuss with farmers who have grandfathered in housing/camps as well as those who helped develop Raspberry Ridge and other multi-family housing areas in cities.

We concur with the three department proposed amendments.

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

Thanks very much,
Ellen

Jennifer Rogers

From: Gayle Smith <gayle4peace@gmail.com>
Sent: Friday, May 20, 2022 11:52 AM
To: PDS comments
Subject: Skagit county's 2022 docket of proposed policy code and map amendments

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I DO NOT support LR 22- 02, fully contained communities! 🇺🇸 🇺🇸 🇺🇸 🇺🇸 🇺🇸 🇺🇸

Jennifer Rogers

From: dilabiog dilabiog <dilabiog@frontier.com>
Sent: Monday, May 16, 2022 5:00 PM
To: PDS comments
Subject: No FCCs on the docket

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Dear County Commissioners Browning, Janiki, and Weson:

I am strongly opposed to Fully Contained Communities in Skagit County and trust that you will withdraw consideration of placing them on the docket. Mount Vernon, Sedro Wooley, and Anacortes, have already expressed their strong opposition to FCCs. Please do the will of the people rather than of developers. Please work toward retaining the rural character of Skagit County and preserving our farmland.

Thank you for considering my views.

Sincerely,
Gena DiLabio
3124 Dakota Drive
Mount Vernon, WA 98274

Jennifer Rogers

From: Gimli SilverHammer <turduckin069@gmail.com>
Sent: Saturday, May 14, 2022 11:39 AM
To: PDS comments
Subject: No FCCs

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**NO to Fully Contained Communities in Skagit County.
KEEP SKAGIT RURAL!**

May 23, 2022

Dear Commissioners:

On behalf of the Guemes Island Planning Advisory Committee (GIPAC), I am writing to urge you not to docket proposed amendment C22-3 at your meeting on Tuesday, May 24, 2022. This amendment, which was proposed by Planning and Development Services (PDS) without notice or consultation with Guemes Islanders, would “remove the preferential side setback requirements for the Guemes Island Overlay to be consistent with other areas of the county.”

We understand that PDS has proposed this amendment as part of an effort to cut down the number of variance requests PDS must process. GIPAC is sympathetic to the burden these variances place on County staff, but we believe that there are other and better options to lessen this burden than arbitrarily eliminating important parts of our subarea plan and the Guemes Overlay.

This language on side-yard setbacks that PDS proposes to eliminate comes directly from the Guemes Island Subarea Plan (Policy 2.11 – p.30) that the County Commissioners adopted in 2011. The intent of this policy was to maintain the rural character of Guemes Island in accord with the original goals of the Subarea Plan. Without our setback requirements, the small lots on the island’s shoreline will take a distinctly urban appearance and—most importantly—will result in the ecological degradation of the marine environment. We need to keep regulations in place that protect the natural character of the shoreline, including aquatic vegetation and marine life, which the setbacks are designed to do.

In 2011, when BoCC adopted the subarea plan into the Skagit County Comprehensive Plan, the BoCC publicly said they looked to GIPAC to represent island residents on issues related to the subarea plan (Ordinance # 020110001). Until this code amendment surfaced, we were under the impression that this was still the case. We were therefore very—and unpleasantly—surprised when we learned that PDS proposes to eliminate the side-yard setbacks that were an important part of our subarea plan.

I attach below comments from Allen Bush, a third generation Guemes resident who served on the early GIPAC committee that created the Guemes subarea plan:

Greetings and Salutations Skagit County Commissioners:

With regard to the 2022 Petitions and Department Recommendations, specifically to:

C22-3 Guemes Island Overlay Side Setback Amendment.

Skagit County PDS staff have requested to change the overlay side setback requirements to “at least eight feet” to be consistent with other rural residential zones in the County such as Rural Intermediate, Rural Village Residential, Rural Reserve, and Urban Reserve Residential. The

current side setback requirements on Guemes Island are burdensome for County planning staff to regulate, which is why the Department is supportive of docketing this petition to evaluate the potential impacts of changing the side setback requirements.

The Guemes Island Sub-Area Plan has been in place since January 2011 and up until recently no one in Skagit County PDS has mentioned the County Staff “burden” or the “preferential” nature of the side setbacks. The only burden being the Skagit County, PDS self-inflicted staff approval of variances to allow for fewer restrictions and if that is preferential then both the burden and the preferential treatment is held by the applicant, not Skagit County PDS.

Skagit County PDS recommendation to change the overlay references Rural Intermediate, Rural Village Residential, Rural Reserve, and Urban Reserve Residential zones which are in the Land Use Element not the intended Plan Element for which the Guemes side setback is intended.

The Guemes Island Sub-Area Shoreline Element is where these Development Standards are intended to be placed. These zones are Rural Residential, Rural and Aquatic.

On Page 55 of the Guemes Island Subarea Plan can be found the Shoreline Element, which states

Among the key objectives of the Guemes Island Shoreline Element are:

- Preserve and enhance the natural character, resources, and ecological processes of shorelines.*
- Ensure that residential setbacks, lot coverage standards, height limits, and protection of shoreline vegetation are in place to avoid degrading shoreline character or ecology.*

Also contained in the 2010 Guemes Island Sub Area Plan:

Shoreline Designations

The Skagit County Shoreline Master Program assigns Guemes Island shorelines three of six possible environmental designations, or zones, to establish the nature of allowable development given the environmental sensitivity of the shoreline: Rural, Rural Residential, and Aquatic.

Sincerely, Allen Bush

Thank you, and I again urge you Commissioners to deny and not docket proposed amendment C22-3.

Hal Rooks, on behalf of the Guemes Island Planning Advisory Board

May 25, 2022

Proposed Code Amendment: LR22-04

Guemes Island depends on aquifers, replenished by rainwater, for most of its potable water. In 1997, the US Environmental Protection Agency designated Guemes Island as a "sole source aquifer," which means that aquifers supply at least 50 percent of the drinking water consumed in the area overlying the aquifer.

The island has had documented seawater intrusion along its northern and western coasts since the 1990s. In 1994, WA Dept of Ecology wrote to Skagit's Dept of Health calling on the County to "deny well site approvals until a site-specific management program is in place" because of elevated chloride levels in ground water. There is no record that Skagit County did anything in response to this letter from DoE.

Under Skagit County code, all of Guemes Island is a "critical area" by virtue of its designation as both an aquifer recharge area and a seawater intrusion area. Our analysis of the Critical Areas Ordinance SCC 14.24.380(1)(b) shows that the county has both the authority and the obligation to be requiring hydrogeological reviews for any new well before it is drilled on the island, whether or not it is associated with a building permit. Although the seawater intrusion code requires approval of well drilling plans before drilling occurs in seawater intrusion areas, in practice, the County does not review wells until—and unless—a building permit application is submitted.

GIPAC submitted a code amendment in 2016 that would have required hydrogeological review of wells on Guemes before drilling. PDS put this proposal in its work program but then took no action on it.

In 2018 GIPAC again filed a similar code amendment (labelled "P-2") requiring review of wells before drilling. This proposal wasn't considered until 2020 and this time a county attorney assigned to PDS decreed that Skagit could not legally adopt our proposal because the County can only review wells that are part of a development project. She also stated the Dept. of Ecology wouldn't allow this. GIPAC filed a public records request that the County Attorney provide an explanation or justification for her judgement. She refused to do so.

GIPAC then interviewed the DoE expert on seawater intrusion into aquifers, and we asked her what we might do to prevent further seawater intrusion. She told us about Island County's Seawater Intrusion Protection Monitoring

system, which DoE collaborated on, and which is designed to help protect aquifers from seawater intrusion.

So, completely contrary to what the county attorney had claimed, DoE was recommending Skagit review wells before they are drilled and use the Island County Monitoring approach to help prevent seawater intrusion.

Our current (2022) code amendment, labelled LL22-04 by the County, requests that the Skagit Dept of Health implement a Seawater Intrusion Protection Monitoring System modelled on the Island County program. PDS has recommended denial of our code amendment to the BoCC.

Standing back and taking a 10,000 foot view of this history, it is hard to conclude anything except that Skagit County isn't serious about dealing with seawater intrusion on Guemes. Every attempt GIPAC has made to suggest remedial action to the county has been met with platitudes of concern, blatant obstruction by the County Planning Commission, and inaction.

Over a year ago, responsibility for wells and groundwater was switched from PDS back to Health. When GIPAC met with and asked both a senior Health and a senior PDS official which party was now responsible for protecting the Guemes aquifer and mitigating the impact of new wells, the Health rep said Ecology, not Skagit County, was responsible, while the PDS official said the two departments have "shared responsibility" for this concern. The Health official's comment seemed to run counter to WA Supreme Court's Hirst decision, and our experience to date is that 'shared responsibility' means no party takes responsibility.

We on Guemes have experienced what will happen when seawater intrusion pollutes and ruins part of an aquifer. On West shore in the 1990s, two Class A water systems developed very high chloride counts and the state closed the wells. Property values of some 30 homes served by those wells plummeted. Eventually the County PUD had to take over a large, very expensive reverse osmosis system, which it continues to operate to this day.

We don't know how much water is available in the Guemes aquifers or how fast it might be drawing down. Over the past few years, GIPAC has negotiated with the US Geological Service to conduct a study of these issues and sought financial support from Skagit County for the \$80,000 matching funds that USGS required from the customer. Skagit County declined to contribute to this effort, so GIPAC found the funds on its own.

We believe the County should share our concern about seawater intrusion into the Guemes aquifers, and we urge the BoCC to docket our code

amendment and then insist that staff make it a reality. Otherwise it will simply become another failed effort to deal with a difficult issue.

Hal Rooks, on behalf of the Guemes Island Planning Advisory Committee
1219 10th St.
Anacortes,
360-391-8400

Jennifer Rogers

From: Greg Crosby <gregcrosbycloud@icloud.com>
Sent: Saturday, May 14, 2022 1:11 PM
To: PDS comments
Subject: Skagit County's 2022 Docket of Proposed Policy, Code, and Map Amendments

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I am strongly opposed to the Fully Contained Communities. The Skagit Valley is one of the most beautiful places in the state, attracts a manageable number of tourists, and is sanctuary for birds and other wildlife.

Do NOT allow LR22-02 Fully Contained Communities on the 2022 docket. This topic has already been discussed and is taking time away from other topics. The risk to our natural resources is consequential.

Thank you.

//greg crosby
1714 K Avenue
Anacortes 98221

Jennifer Rogers

From: Greg Whyte <greg.whyte@gmail.com>
Sent: Friday, May 13, 2022 9:45 PM
To: PDS comments
Subject: Skagit County's 2022 Docket of Proposed Policy, Code, and Map Amendments

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Hello

I understand the developer that last year proposed a so-called Fully Contained Community (FCC) in Skagit County is back again this year with another FCC proposal.

I'm back again this year too, opposing this new proposal, for the same reasons I opposed it last year. I oppose sprawl and sudden, significant population growth in Skagit.

Please do not include and do not defer LR 22-02 on the 2022 docket.

Thanks for your attention.

Greg Whyte
419 Umatilla Dr
La Conner, WA
208-272-1940

Jennifer Rogers

From: Heidi R <cheloniahonu@gmail.com>
Sent: Monday, May 16, 2022 5:04 PM
To: PDS comments
Subject: Skagit County 2022 Docket of Proposed Policy, Code and Map Amendments

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I wrote last year and want to reiterate this year that I don't want LR22-02 Fully Contained Communities on the 2022 docket. There is a right place for growth and the County and citizens need to find the right place for the right growth.

Harriet (Heidi) Rooks

Jennifer Rogers

From: Heidi Epstein <heidiep@gmail.com>
Sent: Tuesday, May 17, 2022 11:16 AM
To: PDS comments
Subject: Skagit County 2022 Docket of Proposed Policy, Code, and Map Amendment

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Hello to you all,

Once again, we are concerned that there is another attempt to add LR22-02 Fully Contained Communities to the docket of proposed policy, code, and map amendments. This would begin a serious mistake in the possible ways that Skagit County would be open to grow. We have tried to point to other areas in our state where opening to this type of development has allowed vast areas to be developed without regard to their integration into the services and roads of the community. Once started, we have given up our right to review and regulate the types of residential growth that will happen in the county. Please be responsive to your communities concerns on this important issue.

Thank you very much for your time and dedication to our valley, Heidi Epstein
16703 Beaver Marsh Rd
Mt Vernon, WA

Jennifer Rogers

From: John Stein <jsteinwa@comcast.net>
Sent: Monday, May 23, 2022 8:13 PM
To: PDS comments
Subject: Skagit County's 2022 Docket of Proposed Policy, Code, and Map Amendments

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May 23, 2022

Public comments submitted by Home Rule Skagit

RE: Skagit County's 2022 Docket of Proposed Policy, Code, and Map Amendments



*Transparency, Accountability, and Broader
Representation in County Government*

Dear County Commissioners and PDS staff,

Home Rule Skagit is a local organization dedicated to promoting and improving transparency, accountability, and broader representation in Skagit County government. We have been active since January 2018, and have had contact with thousands of Skagit voters and residents since our founding. In addition, we are a founding organization in the Right Growth, Right Place Coalition which formed in 2021 to permanently prevent FCCs from being allowed in Skagit.

We strongly oppose the docketing of the proposed LR22-02 Fully Contained Communities for 2022. We also strongly oppose the staff recommendation to “defer” LR22-02 until 2023. We urge the Commissioners to exclude this proposal from the docket entirely.

Docketing means putting the matter under planning review for the annual adoption process. In March, the Commissioners were already forced by public outcry to acknowledge that a decision about FCCs cannot be pursued unilaterally by the County, but must be done in consultation with and with the agreement of the Skagit GMA Steering Committee. As a result, the previous proposal LR20-04 has already been “deferred” pending action by that body.

LR22-02 includes revision of the Countywide Planning Policies which likewise cannot be docketed under the terms of the County code but only in conjunction with the GMA Steering Committee.

Such an enormous change to the character of our county should not be treated as just another annual amendment. This would be a major change in established policy that could destroy the rural character and the robust farming economy of our community. It requires a full, transparent, and accountable public process approached with a great deal of caution.

You clearly saw in 2021 an overwhelming public concern and opposition to the proposal which has been sustained and has grown over the past year. The Commissioners should not ignore the clear will of the community that elected them to office. Accountability is about respecting the will of the people instead of allowing yourselves to be tempted and misled by developers who stand to cash in from FCCs while demolishing our rural quality of life.

LR22-02 should be excluded from the docket entirely.

Thank you,

Home Rule Skagit Steering Committee

Gary Wickman, Chair

Timothy Manns

Rick Shorten

Beverly Faxon

Martha Bray

Brenda Cunningham

Jeremy Harrison-Smith

Christine Kohnert

Eric Hall

Christie Stewart Stein

John Doyle

Margery Hite

Jennifer Rogers

From: Christie Stewart Stein <riversongfarm@earthlink.net>
Sent: Monday, May 23, 2022 8:58 AM
To: PDS comments
Subject: Skagit County's 2022 Docket of Proposed Policy, Code, and Map Amendments

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May 23, 2022

Public Comment submitted by Indivisible Skagit

RE: Skagit County's 2022 Docket of Proposed Policy, Code, and Map Amendments



Dear County Commissioners and PDS Staff,

Indivisible Skagit is made up of 1400 residents of Skagit County who are all registered voters, and actively engaged in working for the common good in our community.

We are writing to express our strong opposition to docketing of the proposed LR22-02 Fully Contained Communities on the 2022 docket. We further strongly oppose the recommendation of Planning Department staff to “defer” the proposal until 2023. Neither of these actions is respectful of the overwhelming opposition of the people of Skagit toward allowing FCCs. The only appropriate action on this proposal is to EXCLUDE LR 22-02 from the docket entirely.

We base our understanding of the will of the people of Skagit on the nearly unprecedented number of public comments opposing the docketing of LR20-04 Fully Contained communities in 2021; the scale of the broad-based opposition campaign that arose in the wake of its docketing last year; the thousands of petition signatures we have gathered opposing LR20-04; and the results of our canvassing on this issue across the county. We have found that the people of Skagit across the

political spectrum are united in their opposition to allowing FCCs in Skagit. In our extensive conversations with voters, we have not encountered a single person in favor of FCCs in Skagit.

In addition, FCCs are an inherently poor tool to manage growth. One need look no further than nearby counties to find evidence of the detrimental effects of FCCs. King and Snohomish Counties found that out the hard way, and now no longer permit FCCs.

Among these detrimental effects are:

The destruction of rural areas and communities

Damage to farmland caused by polluted run off, and increased flooding

Damage to farm operation caused by increased traffic and non-farming encroachment

Damage to critical natural areas from run off and increased flooding

Massive increase in population caused by housing that attracts commuters and retirees, but is unaffordable to people who already live in Skagit

Further upward pressure on housing prices

Huge increases in demand for already stretched water resources

The outside developers calling themselves Skagit Partners, LLC continue to falsely claim that the cities and towns are not able to take the growth projected in Skagit County. This is not the case. Cities/towns in Skagit County have enough capacity to take new development. These jurisdictions have ample data to demonstrate this capacity.

Decades of county and city policies have prohibited FCCs because they promote sprawl and are a terrible way to address growth. Instead, new housing should be concentrated in our existing cities and towns. New housing must take into account the needs of people already living here, and who are already being priced out of housing either to purchase or rent. County Commissioners should focus on working with our cities/towns to meet these needs within existing UGAs.

FCCs will change Skagit County from a beautiful and unique rural county into developments of cookie cutter houses along winding strips of asphalt. County Commissioners bear the responsibility represent the people who elected them, not the interests of developers looking to make a bundle off of Skagit's assets. The only decision that respects your responsibility to Skagit's voters is to EXCLUDE LR22-02 from the docket.

Thank you,

Indivisible Skagit Support Team

Christine Kohnert

Roger Philip

Brenda Cunningham

Eric Hall

Julia Hurd

Christie Stewart Stein

Jennifer Rogers

From: James Hoyle <jamesfhoyle@gmail.com>
Sent: Saturday, May 21, 2022 4:01 PM
To: PDS comments
Subject: Fully contained communitys

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

These proposals should not be considered now or in the future. They are anything but fully contained, the density is obscene. The only people who benefit are the developers and they are not interested in the the community at large. The negative impacts are immense, traffic, services, will be increased.

Not a good fit for skagit county or urban skagit.

James F hoyle

116 S 9th St, Mt Vernon, WA 98274.

Jennifer Rogers

From: jan gordon <janimals000@gmail.com>
Sent: Tuesday, May 24, 2022 8:35 AM
To: PDS comments
Subject: skagit county's 2022 docket of proposed policy, code , map ammendments

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please just stop, the people you represent have made their opinions clear many times and ways, please no continuation, remove the proposal and exclude from the docket. we do not fcc's. wewant our beautiful county, we will not benefit in any way but will suffer, all ther easons have been explained for many times. than you

jan gordon

16544 colony rd bow 98232

resident and property owner for 35 years

Jennifer Rogers

From: Jan Weedman <janweedman@gmail.com>
Sent: Saturday, May 21, 2022 8:04 PM
To: PDS comments
Subject: Skagit County's 2022 Docket of Proposed Policy, Code, and Map Amendments

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Please remove the FCC proposal from the docket rather than waste taxpayer dollars continuing to consider this absurd proposal.

Jennifer Rogers

From: Janet Clark <sjclark1102@comcast.net>
Sent: Monday, May 23, 2022 7:25 PM
To: PDS comments
Subject: Fully contained communities

#####

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The bumper sticker from years ago that "Concrete is forever; save our farmlands" is more prescient than ever. New buyers are flocking to this area because of our past care/conservation of farm and preserved forest lands. They are fleeing cities in search of a higher quality of life. Growth needs to take place in urban area not in agricultural areas. Look at the malls surrounding Mt. Vernon, skeletons of what was trendy 20 to 40 years ago. The strawberry fields that were once there will never come back. And city planners are scratching their heads with what to do with these decaying malls.

As our elected officers, it is your job to protect the inherent value of Skagit Valley. Do not sell out to the short profit.

Janet Clark
1102 G Avenue
Anacortes, WA.

Sent from my iPhone

Jennifer Rogers

From: Janet McKinney <cedarwaxwings@gmail.com>
Sent: Friday, May 13, 2022 4:07 PM
To: PDS comments
Subject: Skagit County's 2022 Docket of Proposed Policy, Code, and Map Amendments

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Dear Skagit County Commissioner Janicki, Browning, and Weson:

I urge you NOT to include, and NOT to defer LR 22-02 on the 2022 docket. This proposal should be EXCLUDED from the docket of items to consider in 2022. I am totally against Fully Contained Communities or what they should be called 'large scale suburban developments' in Skagit County because this is SPRAWL across Skagit's rural areas.

Sincerely,

Janet McKinney
17858 Wood Rd
Bow, WA 98232

Jennifer Rogers

From: Jason Bouwman <jasonbouwman@gmail.com>
Sent: Friday, May 13, 2022 4:20 PM
To: PDS comments
Subject: Skagit County's 2022 Docket of Proposed Policy, Code, and Map Amendments

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Dear County Commissioners,

I request that you not include, and not defer, LR 22-02 on the 2022 docket.

As stated in the application, "Skagit Partners previously proposed amendments to the Skagit County Comprehensive Plan ("SCCP"), which were docketed in May 2021", which the Commissioners deferred (LR 20-04) after significant negative public response.

This is clearly an attempt by the applicant to avoid the scrutiny of the public after news circulated that the Commissioners correctly put this proposal on hold.

As a Skagit County resident, I do not support so-called "Fully Contained Communities" development within the county. I strongly urge you to exclude this duplicate proposal from the docket, and to not change the SCCP to allow future FCC developments.

Thank you for considering my comment.

Sincerely,
-Jason Bouwman

Jennifer Rogers

From: Jaye Stover <jayejst@gmail.com>
Sent: Monday, May 16, 2022 2:22 PM
To: PDS comments
Subject: Skagit County's 2022 Docket of Proposed Policy, Code, and Map Amendments

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As elected Commissioners representing not only citizens of Skagit County but also the ecosystem upon which we all depend for life, I ask you to NOT put **LR22-02 Fully Contained Communities** on the 2022 docket.

This small corporation's wishes to profit from deformation, de-forestation, and degradation of Skagit County is not in the interests, as you have heard, of a majority of your constituents.

Thank you,

Jaye Stover
12213 Pulver Road
Burlington, WA 98233
360-757-2478

Jennifer Rogers

From: Jeffrey Jacobs <jacobsjlj54@yahoo.com>
Sent: Sunday, May 22, 2022 9:50 AM
To: PDS comments
Subject: Skagit County's 2022 docket of proposed policy, code, and map amendmentspolicy, code,policy, codepolicy, code, and mappolicy

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

Please remove the consideration of FCC's from the docket in 2022 and anytime in the future. The future of Skagit County should not be impinged by large housing developments that would forever change the look and feel of our rural community, cause catastrophic traffic problems, and deplete resources that the developers cannot possibly compensate for.

Strike LR 22-02 from the docket and follow the will of Skagitonians by not allowing FCC's.

Thank you,
a concerned citizen,
Jeffrey Jacobs

Jennifer Rogers

From: jnelsonacct@hcc.net
Sent: Sunday, May 22, 2022 12:46 PM
To: PDS comments
Subject: Skagit County's 2022 Docket of Proposed Policy, Code, and Map Amendments

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Commissioners,

Please say NO the proposal for Fully Contained Communities, or other such massive housing tracts in our beautiful County. We chose this area due to its natural beauty and do not want this to turn into something similar to the Kent Valley south of Seattle with sprawl that brings more traffic problems, more strip malls, and pollution.

Please do not allow LR22-02 Fully Contained Communities on the 2022 docket.

Thank you,

Jenni Nelson

Jennifer Rogers

From: Jerry Eisner <stardoc2@gmail.com>
Sent: Thursday, May 12, 2022 4:05 PM
To: PDS comments
Subject: FCCs again? Please deny the request

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

Dear Board Members-

Perhaps the proponents of FCCs are of a mind that if they keep popping up with their request in as many different ways as possible, eventually everyone will get "issue fatigue" and let them do it. But there is widespread opposition in the county to the FCC concept, which in no way is "fully contained". I am hoping that this time you can stop making us all play "Whack-a-Mole".

Please deny the request to put LR22-02 on the docket.

Below is the letter I sent several months ago:

Dear Councilmembers-

My family has lived in Mount Vernon since 1980. We love the Skagit Valley, its people, its farmlands, its forests and rivers. We wanted to raise our children where water and air were clean, and where one could see and enjoy the outdoors as their own front yard. It is a far cry from the highly developed East Coast I left as a young man.

I am writing now to urge you to oppose the development of FCCs in our county. Though perhaps good for certain business interests, FCCs carry the potential for changing the rural nature of our county forever to that of "Anywhere USA". By opposing the creation of FCCs in our county, you have the power to help maintain its rural character and lifestyle, something that, once lost, cannot be recovered.

This is a crucial time in the county, with many new people moving in and pressure being put on farmland for development like never before. Creating incentives for farmland to be converted to concentrated housing will slowly change the landscape irreversibly.

There is little doubt that FCCs are not "fully contained" in any true sense of the word. They will rely on and create pressure on services from fire to schools, from medical care to traffic, as well as promote further similar development.

You are in a position of considerable power, as the Skagit County Board of Commissioners. What you decide in the next few days to months will have a lasting impact in one direction or the other. I hope you will each look inside yourselves and ask what is best for the community as a whole, and what legacy you wish to leave.

Respectfully,

Jerry Eisner MD
1618 E Broadway
Mount Vernon, WA 98274

Jennifer Rogers

From: SCOTT & JILL KL;'MOREHEAD <sjgm1@comcast.net>
Sent: Wednesday, May 18, 2022 3:01 PM
To: PDS comments
Subject: "Skagit County's 2022 Docket of Proposed Policy, Code, and Map Amendments"

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Please record my opinion as "NO" of Fully Contained Communities in Skagit County.

Jill Morehead
9343 Samish Island Rd.
Bow, WA 98232

Jennifer Rogers

From: Jas Anders <2oldowls@gmail.com>
Sent: Tuesday, May 24, 2022 12:14 PM
To: PDS comments
Subject: Skagit county's 2022 Docket of Proposed Policy, Code, and Map Amendments

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RE: LR22-02

Dear Commissioners,

Skagit Partners wants to plow the GMA, the regulatory field of the GMA, so as to plant their own crop of genetically modified housing, of which Skagit Partners will be the primary beneficiary. There are no fees paid by Skagit Partners for these policy code suggestions yet it continues to cost the county and county untold dollars and time and resources at a time of unprecedented stress caused by the covid pandemic.

As to the matter of fees paid in the last 10 years to forward their plan of suburban sprawl, neither Skagit Partners or Bill Sygitowicz have paid adequate fees to the county. Our county is slowly being strangled by their persistent dream that we allow growth to happen at a place of their choosing. And while it may not be mentioned in this request to modify our county codes we all know the name of that place is Avalon. Google Avalon Skagit County you get golf. Google golf course homes and you will begin to understand just what they mean to do.

The reasons they give in proposing LR22-02 are pretty much the same as we have heard before in LR22-01 and really are disingenuous, misleading. Their growth studies are becoming outdated. Developers are moving forward to build more affordable housing within city boundaries and Skagit County can partner in getting that done. Yes there is tremendous pressure housing costs. That pressure is driving the current growth in multifamily housing in our cities where they belong. Suburban neighborhoods don't include multifamily low income housing.

I believe it would be the wrong thing for county commissioners to docket this LR22-02 proposal. Let's continue the work to add affordable housing within urban growth areas. Together we can maintain the unique rural character that defines Skagit County.

Jim Anderson
360-420-0291
20780 Kelleher Road
Burlington WA

Jennifer Rogers

From: Joan Miller <joaniehappywhisk@gmail.com>
Sent: Tuesday, May 17, 2022 8:10 AM
To: PDS comments
Subject: Sprawl

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Do not allow LR22-02 Fully Contained Communities on the 2022 docket.

Sent from my iPad

Jennifer Rogers

From: John Yaeger <john@yaegerinc.com>
Sent: Monday, May 23, 2022 1:51 PM
To: PDS comments
Subject: Skagit County's 2022 Docket of Proposed Policy, Code, and Map Amendments

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Dear Skagit County Commissioners,

Please **do not include LR 22-02 on the 2022 docket**. This proposal should be **EXCLUDED** from the docket of items to consider in 2022.

The response to last year's proposal demonstrated that Skagit County citizens **do not want Fully Contained Communities**.

Docketing this new proposal, or even deferring it, is a continued waste of county and taxpayer resources (time and money). Only one party benefits from continuing to dangle this proposal as viable: the out-of-town developer.

County staff call this 2022 proposal a "continuation" of the previously submitted proposal. But rather than defer a continuation, it is time to **REMOVE** the previous proposal and **EXCLUDE** the current proposal from the docket.

Sincerely,

John Yaeger

--
360-708-6862
john@yaegerinc.com

Jennifer Rogers

From: Joseph Bock <toppeddcenter@hotmail.com>
Sent: Tuesday, May 10, 2022 11:14 AM
To: PDS comments
Subject: Skagit County's 2022 Docket of proposed policy, code, and map amendments

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Please listen to your citizens. We have united from all walks of life and political bias. You have heard us. High density, self contained development will destroy this county, and we will fight it.

Jennifer Rogers

From: Judy Holmes <jbholmes@nwlink.com>
Sent: Tuesday, May 17, 2022 7:54 AM
To: PDS comments
Subject: SKAGIT COUNTY'S 2022 DOCKET OF PROPOSED POLICY, CODE, AND MAP AMENDMENTS

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Please Do Not allow LR22-02 Fully Contained Communities on the 2022 docket.

We DO NOT want Skagit Sprawl.

Thank you for your attention to this matter.

Judy Holmes, Anacortes, WA

Jennifer Rogers

From: jules faye <flywheel.faye@gmail.com>
Sent: Sunday, May 22, 2022 10:11 AM
To: PDS comments
Subject: Skagit County's 2022 Docket of Proposed Policy, Code, and Map Amendments

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Dear Commissioners & Community Leaders,

I'm writing to send a heartfelt appeal that you stop the move by Whatcom developers to adopt their FCC Proposal. Last year's FCC proposal was met by overwhelming opposition from the people of Skagit county - because we cherish our small towns and farmlands. I speak for and with the majority of community members and long-time residents when I say PLEASE do not let suburban sprawl take over this beautiful rural county.

Do not believe developers' false claims that our towns and cities cannot take projected growth in the coming years. Look deeper. Future population growth can be well accommodated within cities and towns without any need for densely populated FCCs.

Since the 1990s the Growth Management Act was established precisely to mandate growth and control sprawl. PLEASE do everything you can to uphold these values and preserve our rural communities. And preserve the continued economic viability of farming in our valley.

Finally, the massive negative long-term impact of FCCs has been well documented in our neighboring counties. Snohomish soundly abolished FCCs due to crucial impact reasons. Please look at these thoroughly when deciding on the future of Skagit. Where will revenues for infrastructure costs for these dense populations come from? Who will cover the necessary ongoing costs of schools, firefighters, law enforcement, road repairs, etc?

<https://snohomishcountywa.gov/DocumentCenter/View/6938/2009-8-17-Press-Release-PDF>

If the commission is concerned about providing medium and low income housing needs, look at more sustainable resources, such as the Rural Health Information Hub:

<https://www.ruralhealthinfo.org/toolkits/sdoh/2/economic-stability/housing-affordability>

Or the National Rural Housing Coalition:

<https://ruralhousingcoalition.org/overcoming-barriers-to-affordable-rural-housing/>

We have so many better options for the future that will preserve the farmlands, forests, wetlands, small towns and small city life that makes Skagit so beautifully unique.

Thank you sincerely for your time,
Sincerely,
Jules Remedios Faye
Long-time Skagit County resident

Jennifer Rogers

From: Julia Hurd <hurdjulia@gmail.com>
Sent: Saturday, May 14, 2022 12:42 PM
To: PDS comments
Subject: Skagit County's 2022 Docket of Proposed Policy, Code, and Map Amendments

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Dear Commissioners Wesen, Janicki, and Browning:

I am writing to you once again regarding your consideration of docketing Fully Contained Communities. In 2021 you passed a Resolution agreeing the County would not take action on FCCs unless the Skagit Growth Management Act Steering Committee recommends it. I understand the developer that sought to change the County's Comprehensive Plan to allow FCCs in the first place has recently brought another similar proposal forward, (LR22-02), yet again.

I also understand the County Planning Department recommends deferring this proposal rather than outright rejecting it. Considering the history behind it, this is a surprise and should be rejected. We remember the Commissioner's Resolution, at least three major cities in Skagit County rejected the process and the idea, they believe they can support future growth within Urban Growth Boundaries, local groups organized against it, and there is overwhelming public opposition to it.

Let's remember and recognize the economic, environmental, aesthetic, and social values and sensibilities of placing growth in cities and Urban Growth Areas, where it belongs, rather than in rural areas without services. Services that ultimately county citizens would bear the brunt of paying for.

Please do whatever you can to prevent Fully Contained Communities in rural Skagit County.

Thank you.
Julia Hurd
Alger, Commissioner District One

Jennifer Rogers

From: Karen Gardiner <kgardinerb@gmail.com>
Sent: Thursday, May 26, 2022 3:48 PM
To: PDS comments
Subject: Skagit County's 2022 Docket of Proposed Policy, Code, and Map amendments.

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Dear Commissioners,

Please DO NOT include or defer the LR 22-02 Comp Plan Amendment on the 2022 docket. This proposal must be EXCLUDED from the docket of items to consider in 2022.

The response to last year's proposal demonstrated that Skagit County citizens do not want Fully Contained Communities, which will allow mega-developments on rural lands, which will irretrievably change the character of our County.

The County's resolution to defer the proposal demonstrated that the proposed amendment should never have been docketed in the first place. It was the developer's attempt to leapfrog over the appropriate process for amending our growth management policies. The objection of the cities underscored that the proposal should have been excluded from the docket since the developer did not follow the appropriate process.

Docketing this proposal, or even deferring it, is a continued waste of county and taxpayer resources (time and money). Only one party benefits from continuing to dangle this proposal as viable: the out-of-town developer.

Please honor the wishes of Skagit County residents and do not docket any more proposals for Fully Contained Communities in our precious rural lands.

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

Jennifer Rogers

From: Karla Garey <kwgarey@gmail.com>
Sent: Wednesday, May 11, 2022 10:01 AM
To: PDS comments

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Please do not put FFCs on the docket! We are against them and we vote!

Jennifer Rogers

From: Planning & Development Services
Sent: Thursday, May 26, 2022 9:45 AM
To: Jennifer Rogers
Subject: FW: PDS Comments

From Dept email

From: website@co.skagit.wa.us <website@co.skagit.wa.us>
Sent: Wednesday, May 25, 2022 4:30 PM
To: Planning & Development Services <planning@co.skagit.wa.us>
Subject: PDS Comments

Name : Kathleen Lorence-Flanagan
Address : 2005 10th St.
City : Anacortes
State : Washington
Zip : 98221

email : tomflanagan1@comcast.net

PermitProposal : docket item LR22-02

Comments : Please exclude LR22-02 from the 2022 Docket. In fact, if there is a way to exclude it from all future dockets, please find it! Hundreds of Skagitonians and mayors of 4 Skagit cities have expressed opposition to FCC's, and by implication the zoning amendment to accommodate them.

It is said the issue is complicated: housing shortages, water/flooding, impact on agriculture and on surrounding infrastructure, provision of jobs (albeit short term), funding for fire and law enforcement, Complicated, yes, but to quote Roger Robinson, a recently deceased Skagitonian: "If we aren't careful, the Skagit Valley will become the next Kent Vally---a developer's dream". Wise words, summing up what might be an irretrievable change. Again, please exclude LR22-02 from the 2022 Docket. Thank you.

From Host Address: 67.160.73.27

Date and time received: 5/25/2022 4:27:41 PM

Jennifer Rogers

From: Kathleen Roche-Zujko <rochezujko@gmail.com>
Sent: Friday, May 13, 2022 4:41 PM
To: PDS comments
Subject: Skagit County's 2022 Docket of Proposed Policy, Code, & Map Amendments

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Hello:

As a resident of Mount Vernon, I'm quite alarmed by the prospect of Fully Contained Communities encroaching on our farmlands. They NEVER live up to the hype, no matter where they have been built, and the only ones to profit from the development of FCCs is the developer.

An OUTSIDE developer, who couldn't care less about the quality of life HERE, has returned to Skagit County with a new proposal to build FCCs here. PLEASE make sure that this proposal is EXCLUDED from the docket of items to consider in 2022. PLEASE say NO to FCCs in Skagit County. Do not include, and do NOT defer LR 22-02 on the 2022 docket. SAY NO to developers who don't care about the Skagit Valley.

Sincerely,

Kathleen Roche-Zujko
Mount Vernon, 98274

Jennifer Rogers

From: kalexandra@comcast.net
Sent: Sunday, May 15, 2022 5:53 PM
To: PDS comments
Subject: No sprawl in Skagit county

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Dear County Commissioners,

Once again, Skagitonians do not want sprawl in Skagit county!
Do not include and do not defer LR 22-02 on the 2022 docket. This proposal should be excluded from the docket.

Sincerely, Kathryn Alexandra
4311 GINNETT RD
Anacortes, WA 98221

Jennifer Rogers

From: Katie Johnson <ktmojo54@gmail.com>
Sent: Monday, May 23, 2022 6:44 PM
To: PDS comments
Subject: Skagit County's 2022 Docket of Proposed Policy, Code, and Map Amendments

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#####

Dear Skagit County Commissioners,
Please DO NOT allow LR22-02 Fully Contained Communities on the 2022 docket. We do not want sprawl in Skagit County.
Thank you.
Katie Johnson
1316 - 28th St
Anacortes, WA

Sent from my iPad

Jennifer Rogers

From: Katryna Barber <katrynab4@gmail.com>
Sent: Thursday, May 26, 2022 9:52 AM
To: PDS comments
Subject: SkagitCounty's2022docketofproposedplicity,codeandmapamendments

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To Skagit County Commissioners - pdscomments@co.skagit.wa.us
RE: Skagit County's 2022 docket of proposed policy, code and map amendments

I am strongly opposed to FCCs being part of Skagit County's comprehensive plan. Skagit Valley has incredible farmland. I don't think anyone can argue that it is valuable, since everyone needs to eat. We need to be preserving as much farm and open land as we can since it is being lost to development at a remarkable rate in western Washington. The more land we maintain as farmland and open space the better because, as you know, once it is paved, you can't get it back.

Most of our farmland is flat and situated in a river delta. Water runs downhill. FCCs will pave and cover (with roofs) a lot of land uphill from the farms. These impervious materials create more run-off since the rain can't soak into the ground where it lands. Extra water will run downhill onto the farmland. The whole county already deals with flooding, maintaining the dike system and digging ditches. With irregular climate activity, the rain events we now experience are more intense, dumping more water in short periods of time. This adversely impacts the dikes and the farmlands' ability to soak up water, increasing the danger of flooding. Why add more impervious surfaces and make the matter worse? We need open land up-stream to absorb rainwater, slow it down and keep our rivers and aquifers healthy.

Why make the farmers work even harder to keep their land productive? They have to maintain the dikes, dig the drainage ditches and wait for their land to dry out. Farmers don't get rich growing crops. It's a risk every year to deal with the weather.

One reason people want to live here is because it is rural and lush. It is relaxing to see green growing crops and forests. They flock to the flower fields and the woods. To add instant large neighborhoods is not going to keep the county rural. It is creating the very thing people are moving away from and diminishing the desirable qualities still here.

Consider keeping One County (Skagit) as full of farmland and parks as possible, full of green spaces for people and animals to be in a pleasant, slower paced environment.

Consider placing higher density, affordable housing in defunct malls and urban areas. The infrastructure is already there. The land is already paved.

Other FCCs in this state are not successful developments. They negatively impact the already established communities. They do not provide affordable housing. They increase the traffic, water usage, sewer use, school, fire and police services. The developments destroy habitat for wildlife, causing stress to animals that are trying to live here too. Who pays for fire, water, roads, schools? Infrastructure is very expensive to build and maintain.

Look what happened to Issaquah, Smokey Point. Remember that Renton used to be farmland.

I do not support FCCs in this county. The only party to benefit from them is the builder/developer.

Respectfully submitted
Katryna Barber
16005 La Conner Whitney Rd
La Conner WA 98257
katrynab4@gmail.com
360 399-1282

Jennifer Rogers

From: Keith and Janice Wiggers <jkwiggers@gmail.com>
Sent: Sunday, May 15, 2022 12:35 PM
To: PDS comments
Subject: Skagit County's 2022 Docket of Proposed Policy, Code, and Map Amendments

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Dear Skagit County Commissioners,

We strongly urge you to NOT include, and NOT to defer LR 22-02 on the 2022 docket. This proposal should be EXCLUDED from the docket of items to consider in 2022.

We do not need or want FCCs in Skagit County for all of the reasons that you heard a few months ago.

Nothing has changed to convince the citizens of the county to change their minds.

Thank you.

Keith Wiggers
Janice Wiggers
9033 District Line Rd
Burlington, WA 98233
360-540-3464

Jennifer Rogers

From: kwalker98233 <kwalker98233@gmail.com>
Sent: Friday, May 13, 2022 7:05 PM
To: PDS comments
Subject: Skagit County's 2022 Docket of Proposed Policy, Code, and Map Amendments

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Please do not include fully contained communities on the docket for consideration. Skagit residents do not want fully contained communities.

Kelly Case

Sent via the Samsung Galaxy S10e, an AT&T 5G Evolution capable smartphone

Jennifer Rogers

From: Ken Minchella <giuncamia@gmail.com>
Sent: Sunday, May 15, 2022 3:49 PM
To: PDS comments
Subject: Skagit County's 2022 Docket of Proposed Policy, Code, and Map Amendments

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Dear Commissioners,

I urge you to permanently put to rest the idea of entertaining, in any way, the proposals from developers who are pushing for FCC's to be allowed in Skagit County. There are many reasons why FCC's are a poor solution to the problem of a lack of affordable housing.

Please **do not include** and, additionally, **do not defer LR 22-02** on the 2022 docket.

I well understand the need for more housing for those with low-to-moderate incomes. However, I believe that better solutions can be found by finding creative ways to increase urban residential density and reimagine downtown and commercial areas. We have not come close to needing to look outside of existing urban growth boundaries in order to accommodate more people's need for reasonably priced places to live.

At all costs we must avoid the forever destruction of precious farm, forest, and other rural lands. The land is, after all, what draws so many to our beautiful valley in the first place.

Sincerely,

Kenneth Minchella,
Skagit County resident

20310 Dry Slough Road
Mt. Vernon Wa 98273

Jennifer Rogers

From: Konrad Kurp <konradn7qcdkurp@gmail.com>
Sent: Saturday, May 21, 2022 8:14 PM
To: PDS comments
Subject: Skagit County's 2022 Docket of Proposed Policy, Code, and Map Amendments"

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Please remove proposal LR20-04 and LR22-02 from the docket of your deliberations;

don't waste any more money and time on FCCs.
unless you plan on wearing out the people commenting on your deliberations.
How much does it take, to stick to a policy of preserving our Farmland?

Konrad Kurp
6920 Salmon Beach Rd.
Anacortes, WA98221
Tel.: 360 293-7109

PS.: I like to comment at the hearing on 24.5.22

Jennifer Rogers

From: Kristen Forkeutis <kforkeutis@gmail.com>
Sent: Friday, May 20, 2022 6:27 PM
To: PDS comments
Subject: Skagit County's 2022 Docket of Proposed Policy, Code, and Map Amendments"

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Commissioners,

Please do not allow LR22-02 fully contained communities on the 2022 docket. This is a unique community and one that needs champions for its preservation. Let's not spoil the beauty of Skagit county with massive housing tracts. This will only bring more social and environmental problems to our area. And with the wildfire outlook for Skagit county expected to worsen in the next 30 years, implementing a housing development would be irresponsible and unsafe.

Let's work together and save our community. Thank you for your time and energy.

From a concerned Skagit resident.

Kristen Forkeutis
3418 Deer Trails Lane
Bow, WA 98232

Jennifer Rogers

From: Brady & Kristi Guinn <bnkguinn@yahoo.com>
Sent: Monday, May 23, 2022 9:17 AM
To: PDS comments
Subject: Skagit County's 2022 Docket of Proposed Policy, Code, and Map Amendments

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To the Skagit County Commissioners,

As a registered voter in Skagit County, I ask and urge you to NOT ALLOW LR22-02 Fully Contained Communities on the 2022 docket. Please respect the voice of voters that has loudly spoken against this proposal of FCCs in our county.

Sincerely,
Kristine Guinn
6663 Rykosa Lane
Anacortes, WA 98221



Town of La Conner

May 18, 2022

SUBJECT: LR20-05 Fully Contained Community Comments

Greetings:

I have been asked by the La Conner Town Council to express the following comments on the proposal captioned above. The Town Council has voiced its opinion that the County should work with the cities and towns in Skagit County to accommodate increased population by facilitating the development inside current UGA boundaries where municipal services may be provided most efficiently. I have enclosed herewith a resolution passed by the Town Council on this matter.

Sincerely,

Town of La Conner

Scott Thomas

Town Administrator

Option 1: Email comments are preferred and must be sent to pdscomments@co.skagit.wa.us with the proposal name ("Skagit County's 2022 Docket of Proposed Policy, Code, and Map Amendments") in the subject line.

204 Douglas Street, PO Box 400, La Conner, WA 98257

(360) 466-3125, Fax (360) 466-3901

Website: www.townoflaconner.org

Town of La Conner



Resolution No. 585

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF LA CONNER EXPRESSING OPPOSITION TO NEW FULLY-CONTAINED COMMUNITIES.

WHEREAS, RCW 36.70A.210 obligates each county and all cities located within that respective county to develop countywide planning policies, which are defined as written policy statements used to establish a countywide framework from which county and city comprehensive plans are developed and adopted pursuant to the Growth Management Act. The framework is intended to ensure that the comprehensive plans remain consistent with each other as required by the Act; and

WHEREAS, on November 26, 2002, Skagit County, and the cities and towns of Skagit County entered into a Framework Agreement that established the parameters for decision making related to the Countywide Planning Policies ("CPP's"); and

WHEREAS, the Framework Agreement provides that policy decisions, including the content of the CPP's, should be arrived at by consensus; if unanimous consent cannot be achieved, then a dispute resolution process is established to resolve disputes. If the dispute resolution process fails, a population-weighted vote is to be taken which is binding; and

WHEREAS, compliance with the Framework Agreement is mandatory, and no party may unilaterally amend the CPP's. The adoption of a new CPP or amendment of an existing CPP must follow the procedures set forth in the Framework Agreement; and

WHEREAS, *under the* Growth Management Act ("GMA"), a local government's comprehensive plan must remain consistent with the CPP's; and

WHEREAS, Skagit Partners, LLC has submitted a proposal to Skagit County to amend the Skagit County Comprehensive Plan, Development Regulations, and CPP's to establish a process for consideration and approval of one or more Fully Contained Communities; and

WHEREAS, in accordance with the GMA and RCW 36.70A.350, a Fully Contained Community ("FCC") is a private housing development that is similar in size and density as a city. FCCs do not have a local or municipal government to provide

police, fire, road repair, storm water drainage, parks, or any other urban services typically performed by cities; and

WHEREAS, Skagit County has docketed Skagit Partners, LLC's proposed comprehensive plan amendment, but has taken no action on the proposed CPP amendments; and

WHEREAS, pursuant to RCW 36.70A.350, a county electing to establish a new community reserve shall do so no more often than once every five years

WHEREAS, Skagit Partners' proposal, while still incomplete, has assumed that its proposed FCC will have a population of 8,500 and has requested a population reserve in that amount to be dedicated to its proposed FCC development, and

WHEREAS, the state Office of Financial Management develops population projections for the state and each county, and each county and city planning under the GMA are obligated to provide sufficient capacity of land suitable for development; and

WHEREAS, Skagit Partners, LLC's proposal utilizes its own un-reviewed population projections, and seeks to have Skagit County establish a community reserve population; and

WHEREAS, the cities within Skagit County have adequate developable land to meet growth targets, and there has been no objective evidence prepared by a non-biased source that would suggest the existing urban growth areas, which have capacity for additional population density through amendments to development regulations, are in any way incapable of accommodating the populations established by the state; and

WHEREAS, Skagit Partners' description of their proposed FCC development describes the new community as including a "a new school, new community center for indoor and outdoor recreational activities, lake and lake-front public park, and miles of trails, natural open space, and wildlife corridors. A centerpiece of the new community will be the existing award winning Avalon Links Golf Course" and,

WHEREAS, Skagit Partners describes the market demographic for its proposed community as "couples with financial resources, just beyond child rearing years"; and

WHEREAS, Skagit Partners states that its "research indicates that a new fully contained community will draw additional population that would not otherwise come to reside in Skagit County"; and

WHEREAS, Skagit Partners' proposed community will exacerbate the housing crisis in Skagit County, and fail to create affordable housing; and

WHEREAS, the CPP's previously established that Urban Growth Areas with a population of over 1,500 "shall have as a minimum one commissioned law enforcement officer per 1,000 population served; and

WHEREAS, the Town of La Conner contracts with the Skagit County Sheriff's Office for law enforcement services, and would likely see its law enforcement costs rise as a consequence of the development of FCC's that also rely on Skagit County for law enforcement services; and

WHEREAS, adequate urban services, including groceries, dining, entertainment, and household goods will not be available in the proposed FCC development, which will require residents to travel outside of the development to obtain necessary goods and services; and

WHEREAS, the area in which the proposed FCC development is to be located is served with inadequate surface roads, and there are dangerous traffic conditions along I-5 at the Cook Road Exit and Bow Hill Area, all of which will be exacerbated by the proposed FCC and which will ultimately requiring the expenditure of taxpayer funds to address these problems; and

WHEREAS, the Puget Sound Regional Council, a regional planning agency that includes all mayors, county executives, commissioners, and councilmembers of member jurisdictions which develops policies and coordinates decisions about regional growth, transportation and economic development planning within King, Pierce, Snohomish and Kitsap counties, endorsed Vision 2050, the region's plan for growth. Included in Vision 2050 is the objective to "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"; and

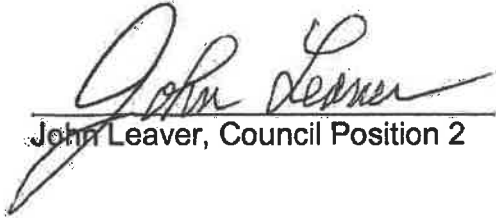
WHEREAS, fully contained communities will be the primary driver leading to a loss of the rural character of Skagit County and a transformation of the county to a suburban environment, with a corresponding loss of agricultural lands forever.

NOW THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF LA CONNER:

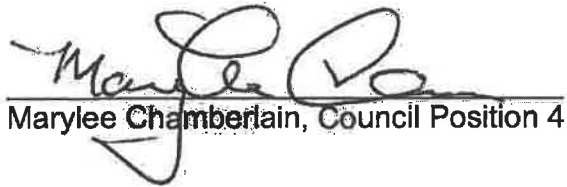
That the Town Council of the Town of La Conner expresses its opposition to new fully contained communities.

BE IT FURTHER RESOLVED, that the Town of La Conner urges Skagit County to submit all proposed additions or amendments to the Countywide Planning Policies to the GMA Committee for appropriate review by the GMA Steering Committee and the GMA Technical Advisory Committee prior to committing to the review of an amendment of the Skagit County Comprehensive Plan.

Adopted by vote of the La Conner Town Council this 26th day of October, 2021.


John Leaver, Council Position 2

Bill Stokes, Council Position 3

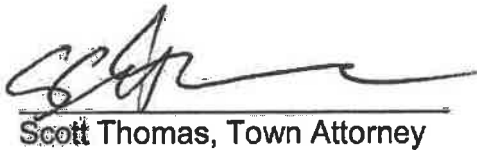

Marylee Chamberlain, Council Position 4


Mary Webb, Council Position 5

Attest:


Maria De Goede, Finance Director

Approved as to form:


Scott Thomas, Town Attorney

Jennifer Rogers

From: Larry J. Hilliard <lj_hilliard@juno.com>
Sent: Friday, May 13, 2022 4:27 PM
To: PDS comments; Commissioners
Subject: LR 22-02 and the 2022 Docket

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Dear Commissioners Janicki, Browning and Wesen:

Please continue to oppose the concept of Fully Contained Communities in Skagit County.

We urge you not to include, and not to defer LR 22-02 on the 2022 docket. We believe this proposal should be excluded from the docket of items to consider in 2022. Skagitonians do not want Fully Contained Communities in Skagit County.

Thank you for continuing to listen to your constituents about this important topic.

Larry and Patricia Hilliard
1416 Lindsay Loop #205
Mount Vernon, WA 98274

Jennifer Rogers

From: Laurie Sherman <shermanpt@gmail.com>
Sent: Sunday, May 15, 2022 7:02 PM
To: PDS comments
Subject: "Skagit County's 2022 Docket of Proposed Policy, Code, and Map Amendments"

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Please DO NOT include or defer to LR 22-02 on the 2022 docket! This proposal should be EXCLUDED from the docket of items to consider in 2022. We, the citizens and cities within the Skagit Council of governments say NO to Fully Contained Communities in Skagit County and in fact, most counties south of Skagit have already said no to FCCs. FCC's often put unfunded demands on county rural resources, natural environments and infrastructure while diverting resources for needed housing support within existing city limits. While I appreciate that an EIS will be conducted, it will not weigh the cost to the surrounding communities, all who have said no to this plan.

Fcc are inconsistent with the principles of land conservation and natural resource based land uses that we in the Skagit cherish. Don't fill in the farmland with houses!! Avalon will not even create "affordable" housing for our children who are leaving to find a place they can afford. Avalon will drain the tax dollars from urban centers and create sprawl, traffic jams, overloaded schools and doctors offices.. Lets work together to make this county resilient and strong.

Laurie Sherman
4596 Ginnett Rd
Anacortes, WA

Jennifer Rogers

From: Lisa Ellis <storytimeforest@gmail.com>
Sent: Tuesday, May 24, 2022 9:02 AM
To: PDS comments
Subject: Commenting on FCC in Skagit county

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#####

I know many reasons why we should be against developers proposing FCC housing.
1- I see the developers planning these are from out of state and do not know our local population that wants to preserve the Skagit River watershed area - the connective fragile habitat from mountain to sea, the diverse communities living here, as agricultural farmland and other economies.
2- there are plenty of areas in each Skagit city limit that can have zoning for more adorable and mix size family housing. We do not need more FCC as is Issaquah/Redmond/Bellevue or other outskirts areas of Seattle or other City suburbs around the country. The housing will draw high income commuter jobs and not housing for people who live here or seeking to move into housing in Skagit.
Thirdly Dash we need to really have a plan for our zoning housing community and preservation of forests and watershed areas.

- Lisa Ellis
712.299.4517

Jennifer Rogers

From: Lorie Zahn <lccatwoods@gmail.com>
Sent: Saturday, May 14, 2022 8:45 AM
To: PDS comments
Subject: Skagit County's 2022 Docket of Proposed Policy, Code, and Map Amendments

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As a lifelong resident of Skagit County, I am appalled that the commissioners would consider permitting Fully Contained Communities in our rural county. Development of FCCs has consistently demonstrated growth of urban sprawl while exacerbating environmental problems, strain on local infrastructure, and diminished quality of life.

I am writing to urge our County Commissioners NOT to include, and NOT to defer LR 22-02 on the 2022 docket. This proposal should be EXCLUDED from the 2022 docket.

I would hope that our Commissioners recognize their responsibility to preserve the unique character of this community. We treasure our homes, lifestyle, preservation of habitat, non-polluting economic development. We oppose FCCs!

Respectfully,

Lorainne Zahn
P.O. Box 95
La Conner, WA 98257-0095

(360) 466-4255
lccatwoods@gmail.com

Jennifer Rogers

From: Lucy Bradshaw <bradshaw2724@gmail.com>
Sent: Saturday, May 14, 2022 8:50 AM
To: PDS comments
Subject: Skagit County's 2022 Docket of Proposed Policy, Code, and Map Amendments

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I am writing to express a full hearted NO to the development of any FCC in Skagit County, These developments have been proven to have negative, subsequent and unplanned consequences on the environment, unplanned for expenses to county government and services. Each example of FCCs built to date in Washington state have been failures,

NO TO FCCs IN SKAGIT COUNTY!

Sincerely,
Lucy Bradshaw
9394 Marshall Rd,
Bow, WA 98232

Jennifer Rogers

From: Margaret Sullivan <maggie@fidalgo.net>
Sent: Thursday, May 26, 2022 3:28 PM
To: PDS comments
Subject: Skagit Co. 2022 Docket of Proposed Policy, Code,& Map Amendments

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Resubmitted with my full address.
Maggie

Dear Skagit County Commissioners,

If you docket or defer consideration of FCCs in Skagit County based on LR22-02, you would all be failing to uphold your campaign promises to "protect Skagit County's way of life" and you would also violate your Resolution #R2022 0010.

Last December, when responding to an over-whelming number of public comments opposing FCC's , Commissioner Browning said "We hear you loud and clear"... yet you continue with the process.

Commissioner Wesen's campaign signs said: "A leader who listens." I hope he listens to the thousands of NO FCC comments, and not to the few who would benefit by the FCCs.

Commissioner Janicki, it's becoming clear that FCC's are NOT a quick fix to the housing affordability/availability crisis - that concept has been proven to be false (study the FCC failures in King and Snohomish Counties).

Please be inspired by the thousands of Skagit County citizens who clearly love their rural Skagit County and oppose FCCs and not be seduced by a handful of developers.

Vote to dismiss LR22-02 and do not defer it and leave it pending.

Please be the leaders your promised you would be.

Please say NO to FCCs in Skagit County.

Sincerely,
Maggie Sullivan
740 Shaw Rd.
Bellingham, WA 98229
(Alger, Skagit County)

Jennifer Rogers

From: Marcia Hunt <marciaatown@gmail.com>
Sent: Saturday, May 14, 2022 12:57 PM
To: PDS comments
Subject: Skagit County's 2022 Docket of Proposed Policy, Code and Map Amendments

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Commissioners:

Please EXCLUDE LR22-02 Fully Contained Communities from the 2022 docket. The staff recommendation is to defer. Please take this proposal off the table for good.

I support higher density in appropriate locations, which are within our existing municipal boundaries. Housing is more energy efficient, more affordable, and supports economic development within close proximity to *existing* services.

More people will require ever more food and water, not just more housing. Productive agricultural land cannot be sited by legislative action the way that housing and other development can. Preserve the vital agricultural lands and watersheds of Skagit County for their highest and best use for all residents, both present and future.

Please take LR22-02 off the docket.

Thank you,

Marcia Hunt

Anacortes

Jennifer Rogers

From: Margaret Studer <mstuder@nwlinc.com>
Sent: Sunday, May 22, 2022 8:16 PM
To: PDS comments
Subject: Skagit County's 2022 Docket of Proposed Policy, Code, and Amendments

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Honestly, I am losing trust in our County's elected officials. How often do you have to hear from those you represent that Fully Contained Communities do not belong here in Skagit County? Individuals and organizations across the political spectrum have voiced strong opposition with sound reasoning. Have you listened? Are you sweeping their concerns under the rug again?

We do not want our rural areas sullied with sprawl. Urban services do not belong in farm fields, development does not belong in rural areas of Skagit County.

Do not allow LR22-02 on the 2022 docket!

Margaret Studer

1114 20th

Anacortes

Jennifer Rogers

From: MHite <mhite@wavecable.com>
Sent: Monday, May 23, 2022 3:42 PM
To: PDS comments
Subject: Comments on "Skagit County's 2022 Docket of Proposed Policy, Code, and Map Amendments, from Margery Hite

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Margery Hite
15407 Colony Road
Bow, WA 98232

May 23, 2022.

Comments on "Skagit County's 2022 Docket of Proposed Policy, Code, and Map Amendments"
Planning and Development Services
1800 Continental Place,
Mount Vernon WA 98273.

To the County Commissioners:

I am writing to urge you **not** to docket for consideration in 2022 either LR20-04 (deferred from the 2021 docket) or LR 22-02 (amendments to development regulations and countywide planning policies).

As a fundamental matter, neither proposal meets the department docketing criteria found in SCC 14.08.030. The breadth of policy concerns raised by an FCC proposal is such that neither petition is appropriate for consideration during the annual amendment process. SCC 14.030(d). This also means that there likely are insufficient staff resources and budget to accomplish the needed reviews. SCC 14.08.030(b). Perhaps most importantly, the proposals are inconsistent with adopted goals, objectives and policies of the County. SCC 14.08.030(d). My arguments on these points are set out below.

Finally, I urge you to honor the opinions of residents of this county who have written letters and emails, signed petitions, attended meetings, discussed and rejected the Fully Contained Community concept. This is an issue of concern across political and demographic divides because it threatens the very qualities of Skagit county that have led us to live here.

I. The proposed amendments raise policy, land use, and scheduling issues that would more appropriately be addressed as part of an ongoing or planned work program, or as part of a regular

review cycle. SCC 14.08.030(d) Further, the extensive nature of those reviews will require more staff resources and budget than presently foreseen. SCC 14.08.030(b)

A) The alleged need for an FCC set out in LR 20-04 and LR 22-02 rests almost entirely on an analysis of building permits in rural vs. urban areas; the proponent argues the analysis demonstrates a need to build an FCC to limit development in the rural areas. This argument wholly ignores the fact that a new FCC would require the conversion of hundreds of acres of rural lands into urban lands. Nowhere in the proposal is this acknowledged or included in the analysis of how an FCC would preserve rural lands. With respect, converting rural lands to urban densities to keep growth out of rural areas is like killing the patient to save him.

B) Neither proposal establishes a need for a Fully Contained Community. An FCC establishes a new urban growth area (UGA). RCW 36.70A.350. Establishing a new UGA requires, at a minimum, analysis of the factors which are required for **expansion of an existing UGA**: land capacity analysis; ability to provide urban services; impacts on critical areas, natural resource lands, and hazard areas; and compliance with related Countywide Planning Policies. (Comprehensive Plan (CP) 44) If a city (which has already shown it is able to provide governmental services at urban levels) has to address these aspects of adding urban lands, surely a proposal by a developer whose responsibilities will end once the project is completed should have to show all of these things.

C) Existing population allocations already account for the twenty-year population forecast. To justify an FCC (and to make it pay) the developer asks for a substantial population allocation to the new FCC. However, the population forecast for the twenty-year planning horizon has already been established and 80% of it is allocated to existing UGAs in accordance with an agreed 80/20 urban/rural split.

“Based on review of historical data and local knowledge, the GMA Steering Committee concluded that new non-municipal UGAs or fully contained communities should not be necessary to accommodate future population growth within the 20-year planning period.” (CP p. 24)

Therefore, the proposals (LR20-04 and LR22-02) require *taking away* agreed population allocations from cities and towns, allocations on which cities and towns have based their own planning work. In a letter to the Planning Department, the applicant even advised that it would seek an even greater *increase* in the population forecast to justify an even bigger FCC.

II. The proposals are inconsistent with other goals, objectives and policies adopted by the Board. SCC 14 08.030(c)

The FCC proposal flies in the face of many of the adopted policies, goals and objectives of Skagit County. Chief among them are goals for preservation of rural character, discouraging urban sprawl into the rural areas, and an over-riding policy of protecting and preserving farmland, including protection from “conflict with neighboring residential uses; drainage impacts; and other disruption of agricultural lands functions and values”. Below are some citations to these important goals and policies in the Skagit County Comprehensive Plan (CP).

A) **Preservation of rural character.**

“This plan seeks to maintain the unique rural lifestyle for which Skagit County is widely known and cherished. Skagit County's rural communities and open spaces require protection and conservation from urban sprawl and suburban development patterns. **Rural community character and open spaces are a valued part of Skagit County's diversity.**” (Major Themes of the Community Vision, CP 16)(emphasis added)

“The selection of the medium population forecast also recognizes **the unique quality of life and rural character** of Skagit County and that planning efforts for further growth should reflect the desire to **protect and preserve that character** while promoting a robust economy that compliments the policy to preserve and protect Skagit County’s rich agricultural and resource heritage.” (Population allocation, CP 24)(emphasis added)

“ **Protect the rural landscape, character, and lifestyle.**” Goal 3A(CP p. 73)(emphasis added)

B) Discouraging urban sprawl into rural lands.

“Support rural communities and economies, maintain rural character, and **discourage urban sprawl into rural lands**” (Envision Skagit Final Report recommendations, CP p.18)(emphasis added)

“Skagit County's rural communities and open spaces require **protection and conservation from urban sprawl and suburban development patterns.** “(Major Themes of the Community Vision, CP 16)(emphasis added)

“The rural area land use designations provide a variety of living environments **at lower than urban densities** which are compatible with farming, fishing and timber management ...”(Rural Character (in part) CP 61)(emphasis added)

C) Preservation of Farmland

“Agricultural Resource Lands are those lands with soils, climate, topography, parcel size, and location characteristics that have long-term commercial significance for farming. **Skagit County is committed to preserving and enhancing the agricultural land base** and promoting economic activities and marketing support for a strong agricultural industry. **The agricultural community faces significant challenges in preserving the agricultural land base and a viable agricultural industry, including: conversion of agricultural lands to development and inappropriate habitat restoration; conflict with neighboring residential uses; drainage impacts; and other disruption of agricultural lands functions and values.**” Goal 4A Agricultural Resource Lands.(CP 118) (emphasis added)

“**Minimize land use conflicts** and promote mitigation of conflicts on the lands adjacent to agricultural resource lands.” Goal 4A-5 (CP 125)(emphasis added)

“**Rural areas ... protect designated Natural Resource Lands.**” (Rural Character (in part) CP 61)(emphasis added)

III. Early and Continuous Public Participation – A GMA Mandate.

The 2021 decision to docket a comprehensive plan amendment to allow FCCs was a shock to the community. There can be little question that a decision to allow FCCs has huge impacts and threatens the traditional Skagit way of life. Public opposition is grounded in serious concerns about drainage impacts, traffic congestion, and creating a bedroom or retirement community which would not address the need for housing of current Skagit residents. These concerns apply to any FCC and therefore to the CP amendment requested in LR 20-04 as well as LR 22-02. If the County insists on considering the proposals in the face of public opposition, at least it must concede that the breadth of these concerns can not be given due attention in the annual process.

Excluding the two petitions is the proper choice because there is no thorough way to address public concerns in an annual process.¹ This leads to a situation in which the public must constantly monitor an uncertain process for fear that the proposal might be resurrected in the course of the regular legislative amendment cycle. The annual review process allows for as little as one public hearing at the Planning Commission and one at the BOCC. Where is the time and opportunity for exploring more salient options which actually address affordable housing for existing county residents?

As a result, keeping these proposals in the “deferred” category actually stymies public participation because no one can predict what will happen next, and when. It requires constant vigilance by residents when a more open and thorough process might accomplish more. The public has already shown it is almost unanimously against these proposals – meetings, citizen petitions, letters to the county, all express opposition without regard to political party or demographics. This widespread opposition merits the respect of a genuine opportunity for early and continuous public participation.

On the other hand, the harm to the proponents in excluding the proposals is virtually nonexistent since exclusion “is without prejudice to the applicant or the proposal”, including the right to a refund of fees and/or the ability to renew the petition in the future. SCC 14.08.040(4)(c).

Balancing fairness to the community against detriment to the applicant, it is clear that inclusion and deferral should be rejected and both petitions should be **excluded** from this year’s docket.

Very truly yours,

Margery Hite

Member: Indivisible Skagit, Home Rule Skagit, Right Growth Right Place Campaign

¹ Additionally, LR 22-02 should not be docketed because it contains countywide planning policy amendments that are not the subject of the annual docket procedures set out in SCC Chapter 14.08. The county code expressly excludes amendment of County-wide Planning Policies from the docketing procedure: “This Chapter shall not apply to review of development permits, or the amendment of County-wide Planning Policies.” SCC 14.08.010 (in part).

Jennifer Rogers

From: Erbstoeszter <erbst@cnw.com>
Sent: Thursday, May 19, 2022 8:29 AM
To: PDS comments
Subject: Skagit County's 2022 Docket of Proposed Policy, Code, and Map Amendments

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Dear Skagit County Commissioners,

It is disappointing to see that there is another attempt to give consideration to Fully Contained Communities in Skagit County's rural areas. We thought that the Skagit County Board of Commissioners passed a resolution saying that the County would not take any action on FCCs unless the Skagit Growth Management Act Steering committee recommended that they be considered.

We urge the Skagit County Board of Commissioners to NOT include and NOT defer LR 22-02 on the 2022 docket.

Thank you,
Marie and John Erbstoeszter
217 East Division Street
Mount Vernon, WA 98274

Jennifer Rogers

From: Marilyn Miller <mjm@fidalgo.net>
Sent: Monday, May 16, 2022 2:15 PM
To: PDS comments
Subject: <no subject>

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This is yet another plea from a supporter of the best for Skagit County to again warn you of the false reasoning behind the continued push of developers to exploit our county for personal gain! You have heard from citizens, cities and knowledgeable environmentalists. Surely there is no need to give further energy to the FCC threat! Do NOT put LR22 – A022 on the 2022 docket!

Be partners with those who oppose urbanization of our precious natural environment! It is a rare and valuable situation threatened by exploitive development! You have a stewardship to maintain and protect – and concerned citizens anxious to support you in wise decisions regarding our environment. Do not be misled by those whose sole interest is monetary!

Thank you for your consideration and your important contribution to the future of our county.

Marilyn J. Miller
3911 Pueblo Hts.
Mount Vernon, Wa 98273

Jennifer Rogers

From: Mark Madden <mtsmark44@outlook.com>
Sent: Wednesday, May 18, 2022 10:48 AM
To: PDS comments
Subject: Skagit County's 2022 Docket of Proposed Policy, Code, and Map Amendments

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RE: C22-3 Guemes Island Overlay Setback Amendment.

Planning Commission Hearing May 24, 2022, 10:00 am

-

Support of Guemes Island Overlay building setbacks consistent with Skagit County Building Codes (no building envelope)

History of Sidewall and Height Restrictions (Building Envelope)

In the early 1990s a group of citizens developed a planning document for Guemes Island. One of the items in their document proposed limitation of new building sidewall heights to 8 feet above the ground level at parcel side setbacks. The document further limited building heights from the 8-foot sidewalls, toward the parcel center, at a 45-degree angle. They called the sidewall and height restrictions a building envelope. The plan cited the following 3 reasons for the limitation proposal:

1. To limit blocking views of property behind the new construction.
2. To reduce scale differences between smaller cabins and newer construction
3. To preserve the rural character of Guemes Island.

A revision in 2007 proposed raising the sidewall height from 8 feet to 10 feet to make normal ceiling heights possible. For many years, most home construction ignored the planning document and built to meet owner needs. New home construction followed normal county building codes. In 2016 the Guemes Island Planning Advisory Committee (GIPAC) pursued a proposal to make the building envelope part of the Building Code. Prior to hearings, some property owners from the west side of Guemes Island discovered the GIPAC 2016 proposal. They opposed the change. The issue became quite controversial. Both sides campaigned for support resulting in over 60 letters and several speakers on both sides of the issue.

The Planning and Development Director proposed a compromise. The compromise increased the minimum sidewall height to 12-feet, made the sidewall height measurable from the BFE (Base Flood Elevation) instead of the ground level, and simplified the variance process. The Director recognized most no bank land parcels in the Indian Village and West Beach communities have ground levels 4 to 5 feet below the BFE. Building codes do not allow floor levels or utility ducts below the BFE. The Board of Commissioners passed the issue as proposed by the Director. The Commissioners stated the issue had good arguments on both sides and could have gone either way. The new rules have been in place since 2016.

Impact of Sidewall and Height Restrictions (Building Envelope)

The building envelope in the Guemes Island Overlay provides no benefits. It does not improve views, it does not reduce building size differential, and it does not change the rural character. In most cases it does the opposite. The negative impacts of the building envelope mostly impact narrow land parcels like in the Indian Village Community. They trap these properties below the BFE. The current height and sidewall requirements only prevent home updates, destroy property values, and force new construction to be less livable and less unique.

The sidewall or height restrictions cannot benefit views for any homes or properties behind the Indian Village community or the West Beach beachfront homes. Not one of the beachfront building parcels in Indian Village have homes behind them. The land parcels rise 50 to 80 feet behind each building to the county road. Over 150 feet of dense old growth vegetation limits any view of homes or water from the road. Large land parcels east of the county road are owned by beach front landowners for over 1000 feet east of the county road.

Most all the West Beach homes have a wetland behind them that cannot support new homes. The county road spits most of the parcels making most of the beach front property owners also owners the land east of the county road. Again, the height and sidewall restrictions provide no benefit to views behind new construction. However, the restrictions can reduce the number of view windows in new homes.

Scale differential is large in the Indian Village community. Sixteen of 22 waterfront no bank land parcels in Indian Village have 50 feet or less of frontage. About half of these parcels have one- and two-story homes consistent with the BFE requirements. Most violate the side wall requirements. The remaining half are 4 to 5 feet below BFE and are susceptible to flooding. However, to be reconstructed to BFE standards, the building envelope requires these homes be smaller, increasing the scale differential. The sidewall restrictions also reduce design considerations such as side wall gables or high ceilings. Also, the restriction pushes new construction to the center of their parcel restricting side yards or ramps for small fishing boats between back yards and the Bellingham Channel.

West Beach has about 53 beachfront land parcels. Most of them have more than 50 feet of frontage. The building envelope impacts larger land parcels by limiting the location of buildings on their parcel. It limits the most efficient use of side yards, boat houses and play areas.

About half the 75 homes in both communities are larger homes built to the BFE requirements to protect against flooding. The scale between these newer homes and the older cabins is currently large. Allowing the older cabins to be built to the BFE requirements and normal building standards without height and sidewall restrictions would reduce the scale differential.

Rural character is a desirable feature. However, rural character has nothing to do with sidewalls. Rural is defined by density. Sidewall requirements do nothing to change density. Rural character as defined in the Guemes Island Overlay has no mention of sidewall heights or building envelopes. Downsizing building construction is not a normal planning tool to maintain rural character. The current height and sidewall requirements only prevent home updates, destroy property values, and force new construction to be less livable or less unique. The building envelope has failed its objectives since 2016.

Prepared by
Mark Madden,

206 660 1209
mtsmark44@outlook.com

4910 N Indian Village Ln.

Anacortes, WA 98221

4959 West Shore Rd (no building)
Anacortes, WA 98221

2444 61st Ave SE
Mercer Island, WA 98040

Jennifer Rogers

From: mbray1107@gmail.com
Sent: Monday, May 23, 2022 2:57 PM
To: PDS comments
Cc: 'John Day'
Subject: Skagit County's 2022 Docket of Proposed Policy, Code, and Map Amendments

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Dear County Commissioners,

We are writing to urge the County not to docket or defer Skagit Partners LLC proposed 2022 Comprehensive Plan Amendment regarding Fully Contained Communities (FCC's). As you know, this matter must first be taken up with the Growth Management Steering Committee under the 2002 Framework Agreement for coordinated planning under the Growth Management Act. It was entirely inappropriate for this proposal to be docketed last year, or for it to be considered yet again. It is continued waste of taxpayers' money to consider it further. Skagit citizens and Skagit's cities have spoken loud and clear -- we don't want or need FCC's. FCC's are not a solution to growth pressures or affordable housing. Please do not just defer this matter further – listen to your constituents and act to exclude this proposal from the Comp Plan docket, and to prohibit FCC's in Skagit County – don't just kick the can down the road.

Thank you,
Martha Bray
John Day
6368 Erwin Lane
Sedro-Woolley

Jennifer Rogers

From: Mary Beth Conlee <marybethconlee@gmail.com>
Sent: Sunday, May 15, 2022 4:40 PM
To: PDS comments
Subject: Skagit County's 2022 Docket of Proposed Policy, Code, and Map Amendments

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Dear Commissioners,

I'm writing to urge you NOT to include and NOT to defer LR 22-02 on the 2022 docket. Skagit County has some of the most fertile farmland, not to mention beauty, in the country. We need to determinedly steward our growth to density rather than sprawl, or risk losing the qualities that make us want to live here. The pressure will only grow in the coming years. Please model that restraint and wisdom for us now.

Thank you,
Mary Beth Conlee
Anacortes resident

I respectfully acknowledge the traditional ancestral lands and waters of the Coast Salish peoples, particularly the Samish Indian Nation and Swinomish Tribe, on whose territories I live, work, and play.

Jennifer Rogers

From: MARY KAY BARBIERI <mkbarbieri@mac.com>
Sent: Saturday, May 14, 2022 11:10 AM
To: PDS comments
Subject: Skagit County's 2022 Docket of Proposed Policy, Code, and Map Amendments

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Dear Skagit County Commissioners,

Your constituents indicated loud and clear in 2021 that we do not want FCCs in our rural areas. You appropriately deferred that proposal (LR 20-04) until the GMA Steering Committee addresses the issue. Now the issue is before you again in another form (LR-22-02). I understand why developers want FCCs, but a very sizable percentage of your constituents **don't** want them. And our municipalities don't want them either without input by the GMA Steering Committee. **Please do not include FCCs on the 2022 docket or defer it on the 2022 docket.**

Sincerely,

Mary Kay Barbieri
360 770 2799

Jennifer Rogers

From: Mary Maloney <maloney.mary7@gmail.com>
Sent: Tuesday, May 24, 2022 11:40 AM
To: PDS comments
Subject: FCCS

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#####

Dear county commissioners, AGAIN, this is the third time in over a year, I am writing to you to NOT include LR 22-02 on the 2022 docket. The citizens , people who love and live on this land say NO, NO NO NO to these FCCs. The very name shows corruption as there is no way this ugly sprawl could be considered, “ self containing” . Thank you and let’s be over this once and for all. Mary Maloney

Sent from my iPad

Jennifer Rogers

From: Mary Ruth Holder <mruthholder@gmail.com>
Sent: Monday, May 23, 2022 11:38 AM
To: PDS comments
Subject: Public Comment: Skagit County's 2022 Docket to Amend the Skagit County Comprehensive Plan, Land Use and Zoning Map, and Development Regulations

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re: Petition LR22-02

Please accept our comment in strong opposition to docketing LR22-02 and/or deferring this item for further consideration by the Board of County Commissioners now or in the future. As an initial matter: PDS staff, please report to the Commissioners that this comment OPPOSES docketing and/or deferring LR22-02 rather than a comment merely "expressing concern about" the item, as staff has inaccurately reported on the previous petition, LR20-04 requesting the docketing of FCCs.

PDS staff's recommendation that LR22-02 be "deferred" is misguided. Commissioner Resolution 20220010 deferred the previous petition, LR20-04, "pending approval by the Skagit GMASC of any relevant Countywide Planning Policies, population allocation or other necessary approvals as required by the 2002 Framework Agreement." To date the GMASC has not acted on any of those items. In light of that Resolution, the petitioner's request to docket LR22-02 is inappropriate, duplicative, and untimely to say the least, and its "deferral" that the staff recommends threatens to create a procedural tangle for the future. It can be denied "without prejudice" allowing petitioner to resubmit it at an appropriate time (that is, **after** the GMASC has spoken).

Docketing or deferring consideration of LR22-02 action would serve to undermine the public's confidence in the sincerity of the Commissioner's Resolution and the transparency of the Commissioners' intentions about FCCs. Moreover, any action to maintain the viability on LR22-02 would fly in the face of resolutions adopted by Skagit's cities and towns opposing the docketing of FCCs without GMASC consideration. Overwhelming numbers of Skagit's citizens have made their opposition to FCCs clear. We urge the Commissioners not to reignite this controversy unnecessarily or concoct even more procedural confusion. Please simply **deny** LR22-02 ("without prejudice" if the staff or Commissioners feel it necessary to signal a future opportunity for the petitioner to refile post GMASC action). Thank you for considering our comment.

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

Jennifer Rogers

From: Scottie Schneider <scottiemoss1@hotmail.com>
Sent: Wednesday, May 25, 2022 7:13 PM
To: PDS comments
Subject: Re: Skagit County's 2022 Docket of Proposed Policy, Code, and Map Amendments

Follow Up Flag: Follow up
Flag Status: Completed

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#####

> Dear Commissioners Wesen, Browning and Janicki,
>
> Please do not include and not defer LR-22-02 on the 2022 docket. The proposal on a Fully Contained Community should be excluded from the docket of items to consider in 2022. Fully Contained Communities have no place in Skagit County.
>
> I think it is evident with I believe the over 700 letters from the last time this was brought forward, that residents of Skagit County are opposed to this type of development. We do not want sprawl in Skagit County.
>
> The impact of this so-called Fully Contained Community on the
> rural/agricultural nature of this county would have a dramatic effect on the environment, roads and county services.
>
> Please fight to preserve the integrity of our unique county and the quality of life that we have by opposing this type of development.
>
> Let's find other ways to grow like expanding recreational opportunities, Ecotourism and Agritourism.
>
> Respectfully,
>
> Mary L. "Scottie" Schneider
15916 Kamb Road
Mount Vernon, WA 98273
>
> Sent from my iPhone

Jennifer Rogers

From: Mary S <mc25silva@yahoo.com>
Sent: Tuesday, May 24, 2022 9:51 AM
To: PDS comments; Commissioners
Subject: Skagit County's 2022 Docket of Proposed Policy, Code, and Map Amendments

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To: Skagit County Commissioners

I respectfully request that you DO NOT allow LR22-02 Fully Contained Communities on the 2022 docket.

As a 20 year Skagit County resident and homeowner, it is hard to understand how FCC's could even be allowed in the discussion of Comprehensive Plan Amendments for this County.

There exist more appropriate areas in this part of Washington for the large, new housing construction projects that are needed for the current and future residents of this rare and remarkable part of our state.

Covering Skagit County's irreplaceable farm and forestland with dense housing developments will surely destroy the peace and tranquility of all Skagit County residents.

PLEASE SAY NO.

Sincerely,

Mary Silva
14408 Austin Place
Anacortes, WA 98221

Jennifer Rogers

From: marylee chamberlain <mchamberlain07@gmail.com>
Sent: Sunday, May 15, 2022 10:34 AM
To: PDS comments
Subject: Skagit County's 2022 Docket of Proposed Policy, Code, and Map Amendments

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Please do not place the FCC proposal on the docket. Skagit county citizens have been vocal. We do not want FCCS in the county. This will put megadevelopments on our rural land and negatively change the character of the county.

It should have never been docketed in the first place given that the appropriate process for amending the growth management policies was never followed and this process violation was pointed out with resolutions by most of the towns and cities in the county.

It is time to remove the previous proposal and exclude this current request. The cost to review this unacceptable proposal repeatedly is too much.

Thank you for considering my comment - Please do not include or defer LR 22-02 on the 2022 docket

MaryLee Chamberlain

Jennifer Rogers

From: Mike & Merideth Hansen <msh441@comcast.net>
Sent: Friday, May 13, 2022 10:13 PM
To: PDS comments
Subject: Skagit County's 2022 Docket of Proposed Policy, Code, and Map Amendments

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Dear County Commissioners,
Please do not include and do not defer LR 20-02 on the 2022 docket. This proposal should be EXCLUDED from the docket of items to consider in 2022 because citizens say NO to Fully Contained Communities in Skagit County.

Merideth and Mike Hansen

Sent from my iPhone

Jennifer Rogers

From: Mitch Wayman <mwayman@wavecable.com>
Sent: Friday, May 13, 2022 7:45 PM
To: PDS comments
Subject: Skagit County's 2022 Docket of Proposed Policy, Code, and Map Amendments

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Please do NOT include, and do NOT defer LR 22-02 on the 2022 docket. This proposal should be EXCLUDED from the docket of items to consider in 2022.

We do NOT want sprawling “Fully Contained Communities” in Skagit County.

Mitch Wayman
mwayman@wavecable.com
360.202.1136

Jennifer Rogers

From: Morgan Randall MA LMHC <rabbitsrising@gmail.com>
Sent: Friday, May 13, 2022 6:46 PM
To: PDS comments
Subject: No to sprawl, no to FCCs

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#####

Commissioners,

Skagit County has invaluable assets in its farmland and natural beauty.

Redevelop and/or renovate already developed parcels. We realize it is cheaper and more profitable to ruin the scenery, destroy valuable farmland and upland watersheds, but its just plain wrong. If a developer wants to develop, fine. But encourage them to do it in existing crumbling downtowns, malls and on former industrial properties. Make it easier and more profitable for them to do redevelop and we'll all win.

Thanks for your consideration.

Morgan Randall MA LMHC
Bodymind Counseling & Assessment
Matheson Building
314 Pine Square, #207
Mount Vernon, WA 98273
www.BodymindCounseling.com
Morgan@BodymindCounseling.com
360.202.2722

"To listen is to lean in softly
with a willingness to be changed
by what we hear."—Mark Nepo

Jennifer Rogers

From: Muriel Hall <muriel@industrialmachinetools.com>
Sent: Sunday, May 22, 2022 7:13 AM
To: PDS comments
Subject: Skagit County's Docket of Proposed Policy, Code and Map Amendments

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Do not allow LR22-02 Fully Contained Communities on the 2022 docket. Fully contained communities will permanently alter the quality of life in county, and not for the better. We do not want sprawl in Skagit County.

Muriel K. Hall
220 E Park Drive
Anacortes, WA 98221

Sent from my iPad

Jennifer Rogers

From: Nanci Hollerith Allen <loneoak6496@gmail.com>
Sent: Friday, May 13, 2022 3:47 PM
To: PDS comments
Subject: Skagit County's 2022 Docket of Proposed Policy, Code, and Map Amendments

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Dear County Commissioners:

Do NOT include and do NOT to defer LR 22-02 on the 2022 docket. This proposal should be EXCLUDED from the docket of items to consider in 2022.

We have spoken out against this previously and will continue to do so. We say NO to Fully Contained Communities in Skagit County as we have consistently said previously. Do not weaken to a few who insist on having their pockets lined to ruin any more of Skagit County!

Respectfully,
Nanci Allen, Brian Brown

Jennifer Rogers

From: Nancy Crowell <nkcrowell@hotmail.com>
Sent: Friday, May 13, 2022 2:44 PM
To: PDS comments
Subject: Skagit County's 2022 Docket of Proposed Policy, Code, and Map Amendments

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Skagit County Commissioners –

I'm writing, ONCE AGAIN, to express my STRONG OPPOSITION to changing the code and amending maps to allow for FCC developments within our rural county. The public is overwhelmingly opposed to this very BAD IDEA – FCCs have proven to be poor choices where they have been allowed in other counties, draining resources without contributing to support for the infrastructure paid for by county tax payers. FCCs are not appropriate for Skagit County and should never be allowed here.

DO NOT allow this persistent developer to wear you down. I have not changed my stance on this and it should be clear to you that the overwhelming majority of your constituents have not changed theirs either.

Thank you,

Nancy Crowell
La Conner, WA

Jennifer Rogers

From: Nancy Lynch <nnlynch328@gmail.com>
Sent: Friday, May 13, 2022 9:55 AM
To: PDS comments
Subject: Skagit County's 2022 Docket of Proposed Policy, Code, and Map Amendments

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Please DENY the request to put LR22-02 on the Docket.

There are too many incursions into the rural areas of our lovely State. Please keep Skagit County agricultural. Please protect the residents of our small towns from being burdened by additional residents who have no responsibility to pay the costs of police, fire, and other services.

Thank you,
Nancy Lynch
1319 Digby Place
Mount Vernon, WA. 98274

Jennifer Rogers

From: Nancy Shimeall <nshimeall@gmail.com>
Sent: Monday, May 9, 2022 2:42 PM
To: PDS comments
Subject: Skagit County's 2022 Docket of Proposed Policy, Code, and Map Amendments

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Last year's FCC proposal sparked overwhelming opposition from the people of Skagit County. I am therefore shocked that in spite of this fierce response, the developer is again asking that FCCs be included on the 2022 docket for Comprehensive Plan Amendments.

The outside developer continues to falsely claim that the cities and towns are not able to take the growth projected in Skagit County. This is not the case! Cities/towns in Skagit County have enough capacity to take new development because the cities/towns and the UGAs are sized to allow building for future growth in Skagit's population.

You must act in the best interest of the majority of Skagit County's citizens and stop FCCs for good. Thank you.

Nancy Shimeall
La Conner, WA

Jennifer Rogers

From: Natalie Niblack <reecered@earthlink.net>
Sent: Monday, May 16, 2022 3:54 PM
To: PDS comments
Subject: No to LR22-02 FCC's on the 2022 docket

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#####

Skagit County Commissioners:

I am asking as a 22 year Skagit Valley resident that you not allow LR22-02 Fully Contained Communities on the 2022 docket. Enough wild habitat, farmland and open spaces have been lost. We need to keep Skagit rural.
Natalie Niblack

Jennifer Rogers

From: nichole kean <colekean@gmail.com>
Sent: Friday, May 13, 2022 2:52 PM
To: PDS comments
Subject: Skagit County's 2022 Docket of Proposed Policy, Code, and Map Amendments

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Please do not include, and NOT to defer LR 22-02 on the 2022 docket. Skagit County and specifically our farmland does not need FCC's. There are better ways to fix our housing crisis. No farmland, no food.

Jennifer Rogers

From: Norm Conrad <nsconrad@gmail.com>
Sent: Friday, May 13, 2022 6:52 PM
To: PDS comments
Subject: The single-minded, continual obsession of the greedy

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You are being asked to move LR 22-02 onto the 2022 docket. While it is understandable that the developer insists on demanding that you keep his dream of megawealth alive, it is unconscionable that you would even consider it. The people and communities of Skagit County have spoken. And we spoke extremely loudly, "Hell, NO!" Please recognize that this effort is unwanted in Skagit County by refusing to EXCLUDE it from consideration this year (and next year) (and the following year) (and the years after that).

In the first place, The state GMA says that the FCCs are not permitted here since they gobble up agricultural and public designated land.

In the second place, FCCs are not in the slightest American in that they have no democratic governance. They might be appropriate in some authoritarian nightmare but not in this country.

In the third place, FCCs do NOTHING to solve this county's current and soon to get even worse homelessness crisis. They will only provide housing for the already well to do. And even if you include a requirement that a portion of the housing be "affordable", the definition of affordable will be entirely inadequate to provide actually affordable housing for those in desperate need of it.

I repeat: Please refuse to move LR 22-02 onto the county's 2022 docket.

Thank you, I hope,

Norm Conrad

Jennifer Rogers

From: Nurith St. Pierre <nurithstpierre@hotmail.com>
Sent: Monday, May 16, 2022 4:30 PM
To: PDS comments
Subject: Skagit county 2022 docket of proposed policy code and map amendments

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#####

Please do not approve or defer LR22-02. Throw this proposal out.

Thank you
Nurith St Pierre

Sent from my iPad

Jennifer Rogers

From: Pam Pedersen <allcreaturesphoto@hotmail.com>
Sent: Sunday, May 15, 2022 9:10 AM
To: PDS comments
Subject: Skagit County's 2022 Docket of Proposed Policy, Code, and Map Amendments

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#####

Well,

Here we go again. Let's end this
I'll conceived proposal once and for all. Public opinion hasn't magically changed in the magic Skagit. We must not let corporate driven profits destroy our valley and what's important to the vast majority of the voting residents.

Preservation of natural resources that make this valley a shining example of conservation and agricultural success is vital.

The future is going to be a war on resources. Look at California and the Southwest as examples. The water supply is good this year, but let's not hide our heads in the sand and think it will always be that way.

Last year we were asked to voluntarily restrict our water use. The protected salmon need water at a volume and temperature that is imperative for their survival. I expect that the county will be involved in a long expensive taxpayer fight to insure that salmon and the farmers continue to be successful. Please don't waste our time and money on the losing end of a lawsuit.

Sincerely

Pam Pedersen

Sent from my iPhone

Jennifer Rogers

From: Patrice Lundquist <skyedogp@skagitbasecamp.org>
Sent: Friday, May 13, 2022 6:27 PM
To: PDS comments
Subject: Skagit County's 2022 Docket of Proposed Policy, Code, and Map Amendments

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Dear Listening Commissioners,
Please,

I urge you NOT to include, and NOT to defer LR 22-02 on the 2022 docket.

Thank you for Listening.

I am a retired homeowner who does not want to see this bad idea go forward.

Thank you.

**Patrice Lundquist
1152 Burlingame Rd
Mount Vernon WA 98274**

Jennifer Rogers

From: P WILSON <patlarkwilson@comcast.net>
Sent: Friday, May 13, 2022 2:48 PM
To: PDS comments
Subject: Skagit County's 2022 Docket of Proposed Policy, Code, and Map Amendments

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I urge you to NOT include and NOT to defer LR 22-02 on the 2022 docket.

Patricia Wilson
1743 Grand Ave.
Mount Vernon, WA 98274

Jennifer Rogers

From: Paula Shafransky <pshafransky@gmail.com>
Sent: Friday, May 13, 2022 4:36 PM
To: PDS comments
Cc: Paula Shafransky
Subject: Skagit County's 2022 Docket of Proposed Policy, Code, and Map Amendments

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This issue is very important to me. I urge you NOT to include, and NOT to defer LR 22-02 on the 2022 docket. This proposal should be EXCLUDED from the docket of items to consider in 2022. The Commissioners need to know that a majority of the citizens of Skagit County are saying NO to Fully Contained Communities in Skagit County.

Thank you for your consideration in this matter.

Sent from [Mail](#) for Windows



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

Jennifer Rogers

From: PhilipKaren Brown <philipkarenbrown@gmail.com>
Sent: Thursday, May 26, 2022 3:52 PM
To: PDS comments
Subject: Skagit County's 2022 Docket of Proposed Policy, Code, and Map amendments

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Dear Commissioners,

Please DO NOT include or defer the LR 22-02 Comp Plan Amendment on the 2022 docket. This proposal must be EXCLUDED from the docket of items to consider in 2022.

The response to last year's proposal demonstrated that Skagit County citizens do not want Fully Contained Communities, which will allow mega-developments on rural lands, which will irretrievably change the character of our County.

The County's resolution to defer the proposal demonstrated that the proposed amendment should never have been docketed in the first place. It was the developer's attempt to leapfrog over the appropriate process for amending our growth management policies. The objection of the cities underscored that the proposal should have been excluded from the docket since the developer did not follow the appropriate process.

Docketing this proposal, or even deferring it, is a continued waste of county and taxpayer resources (time and money). Only one party benefits from continuing to dangle this proposal as viable: the out-of-town developer.

Please honor the wishes of Skagit County residents and do not docket any more proposals for Fully Contained Communities in our precious rural lands.

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

Jennifer Rogers

From: Phil Fenner <pfitech.seanet.com@gmail.com>
Sent: Sunday, May 22, 2022 8:06 PM
To: PDS comments
Subject: Skagit County's 2022 Docket of Proposed Policy, Code, and Map Amendments

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I am opposed to the Fully Contained Community (FCC) concept, as it will convert farmland into suburbs, thus furthering sprawl which has already paved-over too much farmland.

FCCs should not be included on the 2022 docket for Comprehensive Plan Amendments. Please do not give this idea a hearing, it should be not go forward.

Thank you,

Philip Fenner
4258 Edens Rd, Anacortes, WA 98221

Jennifer Rogers

From: Phyllis Bravinder <gobravinder@gmail.com>
Sent: Tuesday, May 24, 2022 10:40 AM
To: PDS comments
Subject: LR22-02 fully contained communities

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Presuming you are aware of and believe in global warming, one of the WORST things that you could do in Skagit county at this moment is to allow the removal of any of our Agricultural land to be taken over by houses or other projects that include construction, concrete, asphalt and generally the loss of valuable land that contributes to all of our futures in the way of food and other produce, not to mention jobs and general livelihoods from this productive, IRRETRIEVABLE ASSET.

DO NOT ALLOW LR22-02 Fully Contained Communities on the 2022 docket!

It is an extremely bad idea and counter to the lives and well-being and beauty for all of us in Skagit as well as appeal to Skagit county tourists. Extremely bad. A blight on our precious land, more cars, more CO2. Well, you know.

Sincerely, Phyllis Bravinder 5787 Section Ave. Anacortes, WA 98221

Jennifer Rogers

From: Phyllis Thoreson <pjthor@gmail.com>
Sent: Wednesday, May 25, 2022 1:41 PM
To: PDS comments
Subject: Skagit County's 2022Docket of Proposed Policy, Code, and Map Amendments

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To the Skagit County Commissioners and anyone considering FCC's in Skagit County:

I am going on record as being totally opposed to your spending time even considering the Idea of FCC's on the docket. FCC's anywhere in our county might benefit the developer, but the damage that would result for birds, animals, water regulation on farmlands, the beauty of driving through the Skagit Flats to get to local cities or out to the islands...I could go on and on with the depressing negative effects which would result if FCC's became a reality in our county.

In short, just say no to FCC's. Stop considering them for now and anytime in the future.

Thank you,
Phyllis Thoreson,
home owner in Anacortes since 1995 at 1405 18th St.
360-929-5753

Mailing: PO Box 661, Anacortes, Wa. 98221

Jennifer Rogers

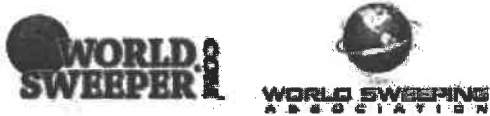
From: Ranger Kidwell-Ross <ranger@worldsweeper.com>
Sent: Tuesday, May 24, 2022 10:21 AM
To: PDS comments
Subject: RE: Fully Contained Communities
Attachments: PastedGraphic-1.tiff; PastedGraphic-5.tiff

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Hello,

As a former member of the Citizen's Advisory Committee for the Comprehensive Plan, I'm reminded that these sort of 'planned communities' were exactly what was advised against at that time due to the urban sprawl caused in areas surrounding existing towns. The towns need to go up, not sprawl out. Mark this email as one opposed to the concept for a wide variety of good reasons. Thank you.

Sincerely,
Ranger Kidwell-Ross



Ranger Kidwell-Ross, M.A.
Editor, WorldSweeper.com
Executive Director, World Sweeping Association

O: 360.724.7355 • C: 360.739.7323
ranger@worldsweeper.com
director@worldsweepingpros.org
www.worldsweepingpros.org

Member, PAVEMENT Hall of Fame
Winner of APEX Awards for Publication Excellence, 1994-2021

EARTH'S LARGEST POWER SWEEPING RESOURCE™

Jennifer Rogers

From: R D JENSEN <rflmn@msn.com>
Sent: Saturday, May 21, 2022 10:54 AM
To: PDS comments
Subject: Skagit County's 2022 Docket of Proposed Policy, Code, and Map Amendments

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To the County Commissioners:

The residents and taxpayers of Skagit County do not want fully contained communities in Skagit County. Please do not allow LR22-02 onto the 2022 Docket. This proposal is overwhelmingly opposed by Skagit County citizens and neither last year's proposal nor this year's proposal merit approval by the steering committee or by the board.

RD Jensen
1109 D Avenue
Anacortes, WA

Jennifer Rogers

From: Rebecca Pratt <beccapratt@gmail.com>
Sent: Monday, May 23, 2022 10:49 AM
To: PDS comments
Subject: Skagit County's 2022 Docket of Proposed Policy, Code and Map Amendments. RE: LR20-04 and LR22-02

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

From: Rebecca Pratt
Date: May 23, 2022
To: pdscomments@co.skagit.wa.us
Subject: Skagit County's 2022 Docket of Proposed Policy, Code and Map Amendments. RE: LR20-04 and LR22-02

Dear County Commissioners,

Once again I am asking you to Please Vote NO on the issue of allowing Fully Contained Communities in the county. I understand the response to last year's proposal showed clearly that Skagitonians DO NOT want FCCs. 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. Do not let developers profit by destroying our community.

Please Remove the previous proposal and Exclude the current proposal from the docket.

Respectfully,

Rebecca Pratt
3691 Washington St.
Bow, WA 98232

Jennifer Rogers

From: Becky Rosencrans <55rrrosey@wavecable.com>
Sent: Friday, May 13, 2022 5:13 PM
To: PDS comments
Subject: Skagit County's 2022 Docket of Proposed Policy, Code, and Map Amendments

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To the Skagit County Commissioners,

I am once again contacting the Skagit County Commissioners and urging you to NOT include and NOT to defer LR22-02 on the 2022 docket. This proposal should be EXCLUDED from the docket of items to consider in 2022. Once again, Skagit County residents are telling our County Commissioners that many of your voting constituents (myself included, once AGAIN!!), that we are saying NO to Fully Contained Communities in Skagit County.

Sincerely,
Rebecca R. Rosencrans
4931 Samish Terrace Road
Bow, WA 98232

55rrrosey@wavecable.com

Jennifer Rogers

From: Renée Shain <renee.shain@gmail.com>
Sent: Tuesday, May 24, 2022 9:20 AM
To: PDS comments
Subject: Skagit County's 2022 Docket of Proposed Policy, Code & Map Amendments

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Please, please understand that as urban sprawl eats up farmland it will serve only the current people's housing needs with no care or forward thinking as to everyone's quality of life that would include food to eat as the barest I'd requirements to survive. Once cement covers the ground there will be no turning back to restore farmland.

Please don't let the immediate dollar bill & the false sense of power it brings you determine the healthy future for our families, community, country & world.

Thank you I'd you at all consider this request.

Renee Shain

Jennifer Rogers

From: Rhonda Nelson <rknelsondpm@gmail.com>
Sent: Friday, May 13, 2022 8:21 PM
To: PDS comments
Subject: Skagit County's 2022 Docket of Proposed Policy, Code, and Map Amendments

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#####

From: Rhonda Nelson
5209 Parkridge PL
Sedro Woolley WA 98284

The proposal for FCC should be excluded from the docket and not contemplated due to lack of infrastructure and continuing safety of our water supply.

Jennifer Rogers

From: Rich Bergner <fidalgowildlifehabitat@gmail.com>
Sent: Friday, May 13, 2022 8:19 AM
To: PDS comments
Subject: Skagit County's 2022 Docket of Proposed Policy, Code, and Map Amendments

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I am asking the BOCC to deny the request to put LR22-02 on the docket.

=====
Richard Bergner

Richard Bergner
15515 Yokeko Drive
Anacortes, WA 98221

Jennifer Rogers

From: Richard Pilling <richard.a.pilling@gmail.com>
Sent: Monday, May 16, 2022 4:19 PM
To: PDS comments
Subject: Skagit County 2022 Docket of Policy, Code and Map Amendments

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Please do not include or defer LR 22-02 on the 2022 docket. Farmland and the current use of the land in the valley benefits us all. I appreciate the value of development and the potential tax benefits, but you can't eat tax revenues.

The folks in King Co see us as a chance to expand their housing. Making Skagit Co more like King Co doesn't appeal to me at all.

Thank you

Rick Pilling
15703 Yokeko Dr
Fidalgo Island

Jennifer Rogers

From: Rissa Warner <rissawarner@gmail.com>
Sent: Tuesday, May 24, 2022 7:52 AM
To: PDS comments
Subject: Stop LR-22-02

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To all of the Skagit County Commissioners:

Please do not include or defer LR-22-02 on the 2022 docket! This proposal should be excluded from the docket of items to consider in 2022.

We say NO again to fully contained communities in Skagit County.

Sincerely
Rissa Warner-Borgen

Jennifer Rogers

From: Robert Dickinson <dickinson.rp@gmail.com>
Sent: Saturday, May 14, 2022 11:19 AM
To: PDS comments
Subject: Skagit County's 2022 Docket of Proposed Policy, Code, and Map Amendments

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#####

Commissioners,

Do we really need more boilerplate tract housing or cookie-cutter McMansions in Skagit County? Do we REALLY want to suffer the same fate as Snohomish, Woodinville, Duvall, Lake Stevens, Marysville, Issaquah (I could go on and on) all in the name of stimulating the economy, creating a higher tax base and building more housing inventory? How did that work out for those towns? They did this exact same thing for the exact same reasons, and what happened? Their housing prices and overall costs of living are much, much worse than before, their infrastructure can't keep up with the increased population, traffic is out of control, their forests, farmland and open spaces are gone, and the towns (which used to have their own unique character and feel) have now become one giant interconnected web of suburban hell interspersed with strip malls full of Starbucks and Panda Expresses.

This kind of development is a one-way door; once open, it stays open. And once this rural land is built on you will NEVER get that land back. On top of that, the problem will only continue to get worse because believe me, whatever these developers say or promise regarding "smart" or "efficient" growth, or self-imposed limits on where and how much they'll build, or that they are done asking for more... they will be lying through their teeth. They will ALWAYS keep pushing for more growth, more land, more building permits, more more more. It's just what they do, and in their greed they will not stop until this county looks like King County.

Don't let these guys in suits sell you their snake oil. Please do the right thing and say "NO" to LR22-02.

Thank you for your time,

Robert Dickinson
Anacortes, WA

Jennifer Rogers

From: Bob Ross <rossnw@gmail.com>
Sent: Tuesday, May 17, 2022 10:02 AM
To: PDS comments
Subject: Skagit County's 2022 Docket of Proposed Policy, Code, and Map Amendments

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Re: Fully Contained Communities "FCCs"
Public Hearing May 24th. LR22-02

Dear Commissioners

I am strongly opposed to any suburban/urban development outside of the County's established urban growth area boundaries. I am particularly opposed to FCCs and I urge you to NOT allow any proposals for a Fully Contained Community in Skagit County.

Skagit County farm land is highly valuable and irreplaceable. It must not be sacrificed to the urban sprawl of Seattle/Everett to become yet another bedroom community. Many years of public policy developing the growth management act and county land use policies have specifically prohibited FCCs due to resulting sprawl and serious negative impact on regional infrastructure. Any new residential or commercial development must be within our current cities and towns. Skagit County would forever be degraded from its beautiful rural character and vital natural ecosystem if proposals such as the fully contained communities are allowed.

I appreciate your time and dedication to our county

Sincerely,

Robert Ross
1610 34th St
Anacortes WA

Jennifer Rogers

From: robert terrell <trobert464@gmail.com>
Sent: Monday, May 23, 2022 9:58 AM
To: PDS comments
Subject: " Skagit County's 2022 Docket of Proposed Policy, Code, and Map Amendments "

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"Do Not allow LR22-02 Fully Contained Communities on the 2022 docket."

Jennifer Rogers

From: Robyn Jones <rjone81@gmail.com>
Sent: Friday, May 13, 2022 2:57 PM
To: PDS comments
Subject: Skagit County's 2022 Docket of Proposed Policy, Code, and Map Amendments

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Dear County Commissioners,

I urge you not to include, and not to defer LR 22-02 on the 2022 docket. This proposal should be excluded from the docket of items to consider in 2022. As a resident of Skagit County, I do not support Fully Contained Communities in Skagit County. Thank you for the opportunity to comment on this matter.

Sincerely,
Robyn Jones

Jennifer Rogers

From: Roderick Brown <roderick@rodsroad.com>
Sent: Wednesday, May 18, 2022 7:07 PM
To: PDS comments
Subject: Skagit County's 2022 Docket of Proposed Policy, Code, and Map Amendments

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NO on LR22-02 Fully Contained Communities. There are many more opportunities for urban infill. To erode the nature of Skagit farm community and degrade the more rural feel and life is to lose something precious. We cannot recreate this we can only lose it. There are better places and ways to build.

Roderick Brown
roderick@rodsroad.com
Mobile: 510-409-6777
Sent from my iPhone.

Jennifer Rogers

From: Rosann Wuebbels <rwuebbels@yahoo.com>
Sent: Friday, May 13, 2022 6:48 AM
To: PDS comments
Subject: LR22-02

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County commissioners,
No FCC s in our county. Protect our communities by NOT allowing sprawl.
Sincerely,
Rosann Wuebbels
11134 O Ave
Anacortes wa 98221

Sent from Yahoo Mail on Android

Jennifer Rogers

From: Ruth Richmond <uniquelyruth@gmail.com>
Sent: Monday, May 23, 2022 5:41 PM
To: PDS comments
Subject: Skagit County's 2022 Docket of Proposed Policy, Code, and Map Amendments

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I live out on Bow Hill because I really enjoy being in a rural setting. I am strongly against Fully Contained Communities, and feel this should be EXCLUDED from the docket.

This monstrously huge community would greatly change our county. There are already so many cars lined up to get off at the Cook road exit in the afternoon, how much longer would it be with hundreds more homes in the proposed FCC?

Would I ever find parking at my favorite county parks?

I truly don't believe there is anyway to create a community that is fully contained, unless there is no opportunity to leave it, such as with a prison. This will obviously not be the case. These hundreds of people would be utilizing our roads, hospitals, doctors and dentists, grocery stores, etc. Does that mean even more businesses/buildings and more precious land being paved over?

Please exclude FCCs from the docket. We do not want them in our amazing rural county.

--

Ruth Richmond
18067 Colony RD
Bow WA 98232

Jennifer Rogers

From: seb misc <sebhello@icloud.com>
Sent: Sunday, May 22, 2022 3:09 PM
To: PDS comments
Subject: Skagit County's 2022 Docket of Proposed Policy, Code, and Map Amendments

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To the Skagit County Commissioners—

It has come to my attention that, despite the very strong response to not allow any Fully Contained Communities as a part of Skagit Planning, there is a request by the developer to once again include this possibility on the 2022 docket for Comprehensive Plan Amendments.

How can this be? As far as I can tell, the vast majority of residents in the county are opposed to any kind of sprawl. Personally, since I moved here some 17 years ago, I have come to love driving through the farmlands from Anacortes to Conway whenever I need to head south on I-5. Also, as a bicycler, a riding east of Mount Vernon through the open land to Sedro Wooley is also a thrill.

To change this, would be to permanently affect the very spirit of a place...a place called Skagit Valley offering gifts of peace, wonder, the fruits of agriculture, a habitat for many a fine feathered friend...and more. Please, please, do not allow LR22-02 Fully Contained Communities on the 2022 docket.

Most sincerely,

Sally Balmer
418 4th Street
Anacortes, WA 98221

Jennifer Rogers

From: Sam Tull <sam.tull@industrialmachinetools.com>
Sent: Sunday, May 22, 2022 7:22 AM
To: PDS comments
Subject: Skagit county's 2022 docket of proposed policy, code & map amendments

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DO NOT ALLOW LR22-02 FULLY CONTAINED COMMUNITIES ON THE 2022 DOCKET.

We have enough sprawl!!!

Sam Tull
220 E Park Drive
Anacortes, WA
Cell 610 304 0173

Jennifer Rogers

From: Sam Hill <sdhill@gwtc.net>
Sent: Saturday, May 14, 2022 11:21 AM
To: PDS comments
Subject: LR22-02

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Commisioners, the public has spoken, please listen! LR22-02 must go away. WE DO NOT WANT FCC's in Skagit County.

Thanking you in advance to keeping Skagit County what we, the overwhelming public, have demanded.

Samuel Hill
2804 Oakes Avenue
Anacortes, WA 98221

605-890-0027

(formerly Beaver Marsh resident)

Jennifer Rogers

From: Sandra Krot <smkrot@frontier.com>
Sent: Monday, May 23, 2022 7:49 AM
To: PDS comments
Subject: Skagit County's 2022 Docket of Proposed Policy, Code, and Map Amendments

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Dear People,

I am once again writing to express my concerns regarding Fully Contained Communities. As you are well aware, there is much opposition to FCC's. Skagit County citizens do not want FCC's. We love this valley and we want to protect it.

Some things are more important than development and more important than money:

- Viable farmland
- Clean air
- Nature's quiet
- Wildlife habitat
- Quality of life

Please **REMOVE** the previous proposal and **EXCLUDE** the current proposal from the docket.

Thank you for your consideration.

Sincerely,

Sandra Krot
18045 Valentine Road
Mount Vernon, WA 98273

Jennifer Rogers

From: Sandi Gish <shocking58@comcast.net>
Sent: Friday, May 13, 2022 3:25 PM
To: PDS comments
Subject: Fully contained communities

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#####

No no no
Sent from my iPhone

Jennifer Rogers

From: Sharon Alban <hammocksam@yahoo.com>
Sent: Friday, May 13, 2022 7:31 PM
To: PDS comments
Subject: Contained community

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

NO TO FULLY CONTAINED COMMUNITIES IN SKAGIT COUNTY!!!

Sent from my iPhone

Jennifer Rogers

From: Sherry Barber <sherrydbarber@gmail.com>
Sent: Saturday, May 14, 2022 11:52 AM
To: PDS comments
Subject: Fwd: Skagit County's 2022 Docket of Proposed Policy, Code, and Amendments

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Sent from my iPad

Begin forwarded message:

From: Sherry Barber <sherrydbarber@gmail.com>
Date: May 14, 2022 at 11:50:00 AM PDT
To: pdacomments@skagit.wa.us
Subject: Skagit County's 2022 Docket of Proposed Policy, Code, and Amendments

To Skagit County Commissioners:
Do not allow LR22-02 Fully Contained Communities on the 2022 docket.
No sprawl in Skagit County!
Thank you,
Sherry Barber
Anacortes, Wa
Sent from my iPad

Jennifer Rogers

From: Timothy Manns <bctm@fidalgo.net>
Sent: Wednesday, May 25, 2022 6:22 PM
To: PDS comments
Subject: Skagit County's 2022 Docket of Proposed Policy, Code, and Map Amendments

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The following comment letter is from Skagit Audubon Society, P.O. Box 1101, Mount Vernon, WA 98273.

May 25, 2022

Skagit County Planning and Development Services
2022 Docket of Proposed Policy, Code, and Map Amendments
1800 Continental Place
Mount Vernon WA 98273

RE: Skagit County's 2022 Docket of Proposed Policy, Code, and Map Amendments

Dear Commissioners Wesen, Janicki, and Browning and Planning & Development Services staff,

We are writing on behalf of Skagit Audubon Society to comment on two of the proposed 2022 amendments to the Skagit County Comprehensive Plan: LR22-02 (Fully Contained Communities) and C22-1 (Wind Turbine Use Amendment).

Skagit Audubon's 417 members live in or near Skagit County and share our organization's mission of conserving and restoring natural ecosystems, focusing on birds, other wildlife, and their habitats for the benefit of humanity and the earth's biological diversity. Protecting the farmlands, forests, and natural habitats of Skagit County from harmful development is integral to the purpose of our organization. This same type of focus unites National Audubon's more than 400 chapters nationwide.

LR22-02 Fully Contained Communities

We appreciate that you, our County Commissioners, decided some months ago to follow the procedure long agreed upon among the county's towns, cities, and the county itself that changes to countywide planning policies require action by the Skagit County Growth Management Act Steering Committee (GMASC). Repeatedly now a particular proponent of allowing so-called Fully Contained Communities (FCCs) to be built in Skagit County has requested docketing his proposal to circumvent this procedure. It is disturbing to yet again see such a proposal (LR22-02) in the amendment petitions for 2022.

We realize that when Skagit Partners LLC submitted LR22-02 the Board of County Commissioners (BOCC) had not yet voted to follow the established procedure of not acting on policy related to FCCs before the GMASC has deliberated and made a decision. The recommendation of the Planning & Development Services (PDS) staff that LR22-02 be deferred rather than being excluded from the docket makes no sense in light of the BOCC's decision. Last year the public outcry against any steps to allow FCCs was loud and clear. The residents of Skagit County do not believe FCCs would solve the housing crisis or do anything other than degrade the rural quality of Skagit County and the characteristics so many of us care about deeply. The negative effects on the birds and other wildlife that Skagit Audubon members care about, from Trumpeter Swans wintering on farm fields to the diverse forest birds breeding here, would be profound.

We ask that LR22-02 be excluded from the 2022 docket of potential amendments to the county comprehensive plan and from any future docket. Anything else will send a message to the repeat proponent, out-of-county developer Skagit Partners, which does not reflect the overwhelming sentiment of Skagit County's residents.

C22-1 Wind Turbine Use Amendment

This proposed amendment initiated by PDS staff would add wind turbines as an allowed use accessory to residential structures. We noted that during the County Commissioners’ May 9th briefing by the PDS staff on the proposed Comprehensive Plan amendments Commissioner Browning stated that the “bird people” express concerns about wind turbines, “but we haven’t found piles of dead birds,” he said, beneath these devices. We do not know if “bird people” is a reference to Audubon members, but we will take the Commissioner’s statement as an invitation to step up and speak for the birds.

It is, of course, well documented that certain wind turbines do kill birds and that measures can be taken to minimize this known hazard. National Audubon identifies climate change as the number one threat to the continued existence of many bird species. Audubon is, therefore, broadly and energetically supportive of replacing fossil fuels with renewable sources of energy, including wind. We would also note that if wind turbines are sited without regard to minimizing impacts on birds and if birds consequently collide with turbine blades and die, the failure to plan appropriately likely violates the Migratory Bird Treaty Act (16 USC 703 – 712). This federal violation is not something to be dismissed as a concern of just those voters referred to as “bird people.”

As a chapter of the National Audubon Society, Skagit Audubon’s stance on wind power is described at Wind Power and Birds | Audubon and is summarized as follows:

“Audubon strongly supports wind energy that is sited and operated properly to avoid, minimize, and mitigate effectively for the impacts on birds, other wildlife, and the places they need now and in the future. To that end, we support the development of wind energy to achieve 100% clean electricity.”

While the following publications chiefly focus on large scale wind power systems, they may be helpful as PDS develops the Skagit County regulations for small wind energy systems.

- National Wildlife Federation and National Audubon’s *Responsible Wind Power and Wildlife* (2019) at Responsible Wind Power and Wildlife (nwf.org).
- Manomet Center for Conservation Sciences’ 2013 *A Guide to Drafting Wind Turbine Regulations* at GuideToDraftingWindTurbineRegulations_Manomet_September2013.pdf

Although discussions and studies of the challenges wind turbines pose to birds primarily focus on large wind generation systems, PDS in developing the proposed policy and regulations should not assume that small systems have no effect requiring consideration. We assume that C22-1 will be docketed and that the PDS staff will thoroughly research and incorporate measures to minimize impacts to the bird populations for which Skagit County is rightly well known. Please contact us if we can be of assistance.

We appreciate your attention to our interests and concerns.

Sincerely,



Jeff Osmundson
President
Skagit Audubon Society



Timothy Manns
Conservation Chair
Skagit Audubon Society

Jennifer Rogers

From: Molly Doran <mollyd@skagitlandtrust.org>
Sent: Monday, May 23, 2022 11:37 AM
To: PDS comments
Subject: Skagit County's 2022 Docket of Proposed Policy, Code, and Map Amendments

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Skagit County's 2022 Docket of Proposed Policy, Code, and Map Amendments - LR22-02

The county should **deny** the latest Fully Contained Communities (FCC) proposal from Skagit Partners (LR22-02). The Commissioners have stated in a resolution that the County will not continue processing LR20-04 (a mirror proposed amendment to Skagit County's Comprehensive Plan to allow FCCs), unless the GMA Steering Committee concurs that FCC's should be considered in Skagit County.

Prior to a Growth Management Act Steering Committee (GMASC) discussion of FCCs, docketing or even deferring another FCC amendment proposal from a private developer causes confusion and unnecessary anxiety among the public. If the Commissioners do not think they can deny LR22-02 for process or legal reasons, we urge you to consolidate the two outstanding FCC proposals into one deferred proposal in order to reduce confusion and anxiety.

The public has shown strong and widespread opposition to the idea of Fully Contained Communities, as have the cities through their multiple votes against FCCs at the GMA Steering Committee and their recent resolutions and letters opposing the County's consideration of LR20-04. The cities also indicate they have adequate capacity to handle projected urban population growth and have adopted new comprehensive plan policies and codes to increase residential densities and expand options for affordable housing. A docketed or deferred proposal from Skagit Partners is not necessary for the GMA Steering Committee to consider the policy issues surrounding Fully Contained Communities as part of the 2025 comprehensive plan update process. As members of the GMASC, the County Commissioners can simply request that those issues be discussed at the appropriate time.

Skagit Land Trust believes FCCs are not needed and, if allowed, will promote sprawl, degrade the environment and natural resource lands, and increase traffic congestion and government service costs. We urge you to deny LR22-02 and terminate LR20-04 .

Molly Doran, Executive Director
Skagit Land Trust
1020 South 3rd Street
Mount Vernon WA 98273

Jennifer Rogers

From: Nora Kammer <nkammer@skagitcoop.org>
Sent: Thursday, May 26, 2022 12:42 PM
To: PDS comments; Jennifer Rogers
Cc: atrainer@swinomish.nsn.us; Nora Kammer; Heather Spore
Subject: Skagit County's 2022 Docket of Proposed Policy, Code, and Map Amendments - SRSC Comments

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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 2022 Planning Docket.

1. LR22-01 Small Scale Recreation and Tourism Rezone

We have concerns about the proposal to rezone the parcels (totalling 69 acres) from Rural Reserve to Small Scale Recreation and Tourism.

The site is currently the Bertelson Winery near the Starbird Road exit of I-5 and the site supports the winery, parking area, buildings, and outdoor use areas on 4.6 acres of the parcels; 5.7 acres are in grape growing; the remaining 23.8 acres are in pasture.

Proposed changes at the property south of Starbird Road include adding space for an outdoor venue area, phased development of two areas of overnight camping for RVs and yurts, establishing a dog park expansion of additional buildings.

Proposed changes at the property north of Starbird Road include establishing a micro brewery, general store, fueling station, and farmers market, and continued agricultural uses.

We have concerns about the water sources available for these amenities, including the water supply. First, I need to address an apparent error in the May 5, 2022 Memorandum: 2022 Planning Docking prepared by Skagit County staff

(https://www.skagitcounty.net/PlanningAndPermit/Documents/2022CPA/2022_Planning_Docket_BOCC_StaffReport_04252022_wAttachments.pdf). This staff report indicates that the plats under consideration are part of the Skagit PUD water system, but this is not the case. Currently, the PUD system map does not indicate PUD service to the site. Further, PUD staff confirmed to me that there is no PUD service to these parcels. They offered a \$3.5M estimate for a line extension to these properties at \$200/ft. The properties are presently served by two wells – one north and one south of Starbird Road.

We have concerns that the water required in order to operate a brewery, and especially the water supply required to operate 4.5-17.1 acres of RV camping exceeds the withdrawals allowed on these wells and that excess water withdrawals may have an unmitigated impact on stream flows. The busiest season for camping in western Washington coincides with the low-flow season for important salmon streams. When a campground in the Fisher Creek basin is occupied to its maximum capacity with RVs, it coincides with the lowest flow in the basin. Water supply for any potential camping facility must consider these conditions and ensure no impact to surface water bodies.

The existing biological assessment for the parcels was completed in 2009 and is limited to only the immediate vicinity of the winery facilities. Any further development will certainly need a current biological site assessment encompassing the entire property. DNR stream typing, and the 2009 site assessment, indicates both Type F and N streams on the property. We are concerned about the impacts of a dog park in the vicinity of any typed stream or wetland, as well as protection of buffer setbacks along critical areas. Additionally, WDFW State Fish Passage database tool indicates a fish-blocking barrier culvert within this parcel (ID 930950) which we believe should be replaced or removed ahead of any development of this parcel.

2. LR22-02 Fully Contained Communities

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.

We understand that in December 2021 the Board of County Commissioners (BOCC) asked the county Growth Management Act Steering Committee to consider the impacts of FCCs on population growth. The recommendations and decisions of the Steering Committee's consideration have not been completed and presented publicly. The recommendations and decisions of the Steering Committee may result in recommended amendments to Countywide Planning Policies. This proposal (LR22-02) to develop Countywide Planning Policies and development regulations is premature and impulsive ahead of the direction of the Steering Committee and should be deferred until a more appropriate time.

In addition to the procedural concerns regarding FCCs, we have specific concerns related to the environment we would like to describe. These concerns may eventually have utility in the drafting of development regulations, but, due to the potential scale of FCCs on the landscape, merit careful consideration and study of how the development regulations affect the initial development and ongoing and long-term occupancy of any FCC.

Prevent Impacts from Water Withdrawals

We understand that an FCC will be defined as an urban area within which urban growth is contained. We have concerns regarding the source water aquifers for such a dense development of housing. We expect that 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 the organisms which rely upon them, 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.

Prevent Impacts from Increased Stormwater Runoff

No amount of flooding or drainage impacts should be translated downstream to residential, urban, forested, or agricultural areas below any FCC. A *contained* community must be just that. Utmost care and preventative design that is cognizant of hydrologic impacts climate change must be incorporated into any stormwater and landscaping plan for an FCC.

We expect FCC guidelines and regulations would stipulate Low Impact Development for stormwater systems and water-smart design for landscaping. We expect the development of any new urban area rely upon the Best Available Science in development of their stormwater management systems and landscape planning, including incorporating the latest forecasts of rainfall and establish the design storm and expected runoff accordingly. Landscaping design must consider and allow for droughty summertime conditions forecasted with climate change without excessive irrigation. Now is the appropriate time to prepare a planned community for that scenario. There is no reason that a new city today is built with today's hydrology in mind, when the new city will last long enough to require performance under the anticipated climate change for our region (wetter winters, drier summers).

Incorporation of pro-actively protective BMPs, including incorporating pervious concrete surfaces, raingardens, as well as provisioning a requirement and enforcement of stormwater system maintenance can help address these concerns. Such stipulations on such a large land area with high impervious surface area 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.

Prohibit Critical Area Variances in Most Situations

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 prior to actively developing the land. A lot of planning goes into the master-planned communities. 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 any FCC.

Critical areas variances for development of individual residential or commercial developments or parking areas should be prohibited. Variances should only be granted in very limited circumstances and in limited areas in order to accommodate transportation and infrastructure networks with a broad community benefit, such as occasional stream crossings or utility corridors.

Retention or restoration of riparian corridors of appropriate width should be incorporated to offset impacts to receiving and downstream waterbodies and to preserve greenspace corridors within the dense community.

Encroachment into buffer areas of critical areas within an FCC is avoidable due to the high level of planning invested at the outset of design. 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 extremely limited circumstances within FCCs. Plats should be configured in such a way that future critical areas variances are not necessary.

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. As is known in other, much older cities across the County, high levels of impervious surfaces and reduced riparian corridors has aggravated drainage and flooding issues in urban areas; urban flooding has an amplified impact due to the density of residences affected by the drainage and/or flooding issue.

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, which should be protected and avoided to serve as a benefit to the new community and to ensure no net loss of ecological function.

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, including into the future when our hydrologic regime has shifted with climate change. Any permissions provided to develop an FCC must require no unmitigated effects to surface waters due to water withdrawals, runoff, or wastewater now nor within the life of the development.

3. LR22-03 Critical Areas Review Amendment

We have concerns about removing a critical areas review requirement from modifications (remodel, reconstruction, and replacement) to an existing single family residence. The proposed provision indicates that the requirement for critical areas review is lifted when ‘the new construction or related activity does not adversely impact the critical area or buffer’. However, the critical areas review is intended to do just that, evaluate whether there are impacts to critical areas or the buffer and determine whether a site assessment is needed. Additionally, modifications to a residence and especially replacement can have impacts due to disturbance from construction equipment and materials or removal of vegetation accommodating equipment access. Protection of critical areas and buffers must be preserved as impacts can reach beyond the footprint of the existing structure, even if the modification itself does not.

4. C22-1 Wind Turbine Use Amendment

This petition adds wind turbines as an allowed use in the code. While we support the incorporation of renewable energy generally, we believe that the siting requirements and regulations for wind turbines must be carefully considered with regard to setbacks from critical areas, buffers, as well as property lines. Wind turbines generally require a substantial spacing away from ‘ground clutter’ which includes nearby trees. Some generic guidance suggests the entire rotor be located 30-feet above the tallest objects within a 500-foot radius and takes into consideration future tree growth. While this guidance is aiming to optimize performance, it indicates the kind of site conditions that a potential proponent of a backyard wind turbine may be aiming to create, which could have impacts on critical areas. For this reason, siting far away from critical areas and riparian areas is needed.

Washington Department of Ecology is currently wrapping up a ‘Low-Carbon Energy Project Siting Improvement Study’, the results of which are anticipated this coming fall-winter 2022 (<https://ecology.wa.gov/Air-Climate/Climate-change/Reducing-greenhouse-gases/Clean-Fuel-Standard/Low-carbon-energy-siting>). Some aims of the study are to reduce potential adverse impacts to the environment and local communities, and to protect tribal consultation and treaty rights, and to support good in-state jobs. We encourage awaiting this state guidance before including potentially insufficient language into the County plan.

Conclusion

As always, SRSC appreciates the opportunity to comment on the FCC docket process. 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



RECEIVED

MAY 25 2022

SKAGIT COUNTY
PDS

Wednesday, May 25, 2022

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

Via Hand Delivery

RE: Skagit County's 2022 Docket of Proposed Policy, Code and Map Amendments

Dear Commissioners:

Thank you for the opportunity to comment on the proposed 2022 Comprehensive Plan Amendments. Skagitonians to Preserve Farmland's (SPF) comments are narrowly focused on items **LR22-02** and **LR22-05**.

Regarding Docket item LR22-02, Skagit Partners Fully Contained Communities Amendment

SPF urges the Board of County Commissioners to **exclude** this proposal from the 2022 Docket. The staff recommendation to docket, and then defer the proposal, is redundant to the existing FCC proposal already docketed and deferred per **Skagit County Resolution 20220010 Clarifying Comprehensive Plan Amendment Docket No. LR20-04** (passed January 20, 2022) pending action by the Growth Management Act Steering Committee.

The SPF Board of Directors also urges you to **deny** deferred docket item **LR20-04**. Over 2,000 Skagit County voters have spoken through the *Right Growth Right Place* campaign's website and petitions that Fully Contained Communities (FCCs) are not an appropriate growth management solution for Skagit County. SPF is a founding member of the Right Growth Right Place campaign.

Regarding LR22-05, Farmworker Housing Agricultural Accessory Use Amendment

SPF urges the Board of County Commissioners to **exclude** this proposal from the 2022 Docket and instead initiate a Work Plan to update the *Housing Element* of Skagit County's Comprehensive Plan with an emphasis on workforce housing, including agricultural workforce housing.

The current proposal, while on its face appears to be a minor code change, in reality represents a narrowly focused and piecemeal approach to the broader issue of housing in Skagit County that will have profound policy implications and the complete devastation of Ag-40 zoning in Skagit County. The Ag-40 zoning is the cornerstone of Skagit County's agricultural land base and is one of the principal reasons Skagit County is one of just two fully functioning agricultural economies remaining in Puget Sound. The current proposal amounts to a *de facto* rezoning of over 66,000 acres of prime farmland within the Ag-NRL zoned lands of Skagit County.

SPF is concerned about the proposal's impact to the long-term viability of Skagit County agriculture. As a stand-alone proposal, LR22-05 is disconnected from the Housing Element of Skagit County's Comprehensive Plan, lacking in recognition of the need for coordination with federal, state and local governments that all have a piece of the housing puzzle in Skagit County.

Practically speaking, on its face, there is no way for Skagit County to regulate and enforce *agricultural worker only* occupancy as suggested in the proposal, resulting in the proliferation of multi-family housing projects within the rural agricultural working lands of Skagit County. This runs counter to over 50-years of zoning protecting the agricultural land base from development and over 30 years of GMA requirements to identify and protect agricultural lands of long-term commercial significance from conversion to housing and other non-agricultural uses.

The Board of County Commissioners has already taken action to increase housing availability in unincorporated Skagit County with the relaxation and expansion of Accessory Dwelling Unit (ADU) requirements as part of approving the 2021 Docket (Ordinance 020220003). These expanded ADU provisions will ultimately make it easier to double the density of legal building lots of record within Ag-NRL zoned lands (as well as throughout all unincorporated Skagit County).

Additionally, **Co-Housing** is already an allowed and permitted use within Ag-NRL zoned lands. Skagit County defines Co-Housing as:

a type of residential community characterized by either attached or detached single-family dwelling units which may or may not be located on separate lots, and includes a common building, which may contain a large dining room, kitchen, lounges, meeting rooms, recreation and laundry facilities, storage, guest rooms, library, workshops, and/or childcare, to serve only the co-housing community.

The County's definition above allows seasonal and permanent farmworker housing within Ag-NRL zoned lands; we believe the allowance for Co-Housing should be part of a larger County work plan to better understand how or why this is or isn't working to help with agricultural workforce housing for the agricultural industry.

We recognize the serious chronic and acute issue of housing affordability in Skagit County, including workforce housing the agricultural industry and other employers need. Therefore, we are urging the Board of County Commissioners to initiate a work plan to update the Housing Element of Skagit County's Comprehensive Plan this year, with emphasis on workforce housing, as part of the larger GMA updates required to begin next year.

This work plan should include coordination and collaboration with federal, tribal, state and local governments along with community stakeholders engaged in workforce housing issues. The work plan should also include for evaluation and consideration, the role Skagit County's Farmland Legacy Program can play as a tool in creating opportunities to permanently preserve our remaining farmland in conjunction with potentially updated Co-Housing and CaRD policies and regulations.

We also believe this housing work plan is an opportunity to revisit the recommendations from the Envision 2060 Citizens Committee Final Report to consider how implementing an inter-County Transferable Development Rights (TDR) program can be utilized as a potential tool to assist in addressing workforce housing without adding additional building lots within our rural working lands.

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

Sincerely,

A handwritten signature in black ink, appearing to read "Allen Rozema", with a long horizontal flourish extending to the right.

Allen Rozema
Executive Director

May 25, 2022

Dear Skagit County Commissioners,

Regarding LR22-01 Small Scale Recreation and Tourism rezone for Bertelsen Farm LLC.

Rezone four parcels from Rural Reserve Zone to Small Scale Recreation and Tourism SRT.

This rezone will provide an opportunity to offer a wider variety of food options for patrons at the Winery and Brewery. When patrons are consuming alcohol this provides a safer venue for customers enjoying a day or evening out.

In regards to the future development of a R.V. Park or other amenities this will not be taking any NRL Agricultural lands since all of the land proposed for rezone is RRV, Rural Reserve now. Again NO Agricultural Natural Resources Land is being considered for rezoning.

Water for the winery property is being supplied by a Class A water system already in operation on the Bertelsen properties. The Brewery will be operating with an approved well also on the property. The property proposed for rezone is in the Skagit P.U.D. water service area and is part of the future public water expansion plans to meet potential service needs.

We currently have 350 wine club members from all over the state of Washington and other states with over 100 on the waiting list and request daily to be added to the list. It is essential that we receive approval for this rezone.

Thank you for your consideration on this project and to enhance the gateway to our beautiful county.

Sincerely,

Steve and Ali Bertelsen

A handwritten signature in black ink, appearing to be a cursive script, likely representing Steve and Ali Bertelsen. The signature is written over the printed name above it.

Jennifer Rogers

From: sue gatti <suze4140@gmail.com>
Sent: Sunday, May 22, 2022 7:22 PM
To: PDS comments
Subject: "Skagit County's 2022 Docket of Proposed Policy, Code, and Map Amendments"

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FCC's have no place in Skagit County. Please take sprawl off the docket. Plan for growth with beauty. Think outside the box.

Jennifer Rogers

From: Susan Hughes-Hayton <hugheshayton@gmail.com>
Sent: Monday, May 9, 2022 4:11 PM
To: PDS comments
Subject: Skagit County's 2022 Docket of Proposed Policy, Code, and Map Amendments
Attachments: Hayton Farms logo email.pdf

Follow Up Flag: Follow up
Flag Status: Completed

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Please DO NOT put **LR22-02 Fully Contained Communities** on the 2022 docket.

Thank you,
Susan

Susan Hughes-Hayton
Hayton Farms
16498 Fir Island Road
Mount Vernon, WA. 98273
(360) 421-7065
hugheshayton@gmail.com

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Jennifer Rogers

From: sue odonnell <sdnll@yahoo.com>
Sent: Saturday, May 21, 2022 11:40 AM
To: PDS comments
Subject: Skagit County's 2022 Docket of Proposed Policy, Code, and Map Amendments

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To the Skagit County Commissioners:

DO NOT ALLOW LR22-02 Fully Contained Communities ON THE 2022 DOCKET!!!!

Dear Commissioners,

Please do everything in your power to keep these proposed massive housing tracts from spreading SUBURBAN SPRAWL across Skagit County!

We need every inch of farmland to feed this region and to provide honest work for the many farm workers we are blessed to have in Skagit County.

We DO NOT need outside developers to come here with their big city ideas of what is best for US and our neighbors!! NO, NO, NO to development which would ruin the current lifestyle of peaceful, cooperating neighbors and bring the horrors of pollution to our waters and woods and fields.

Thank you for considering what is best for this region of beauty and growing crops to sustain the people and creatures who live here.

Sincerely,
Susan S. O'Donnell
Anacortes WA 98221

Jennifer Rogers

From: REDD, Susan <redd2cv@gmail.com>
Sent: Friday, May 13, 2022 4:24 PM
To: PDS comments
Subject: Skagit Sprawl. LR22-02

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13 May 2022

Greetings, Skagit Commissioners!

Please hear my voice to oppose the proposal to permit large scale suburban developments within Skagit County.

Our friends and relatives know this area to be rural and agricultural. We need land to continue to produce vegetables and fruit as well as meat for human and animal consumption.

Please deny the request to put LR22-02 on the docket.

The majority of those surveyed have voiced opposition to Skagit sprawl, the loss of land to big developments. Please listen to those who love living in Skagit County -- not for its strip malls or empty malls but for its natural beauty and its productive fields.

Cordially,
Susan Redd

20145 Cook Road
Burlington WA 98233
360.757.1600

Jennifer Rogers

From: Susan Rooks <susangrooks@outlook.com>
Sent: Monday, May 23, 2022 3:49 PM
To: PDS comments
Subject: Skagit County's 2022 Docket of Proposed Policy, Code, and Map Amendments

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From: Susan Rooks <sgr@susangrooks.com>
Sent: Monday, May 23, 2022 3:45 PM
To: pdscomments@co.skagit.wa.us
Subject: Skagit County's 2022 Docket of Proposed Policy, Code, and Map Amendments

Greetings—

I am disappointed that once again taxpayer dollars and government staff time are being devoted to a proposal that would amend Countywide Planning Policies and Skagit County development regulations to allow the creation of fully contained communities (LR22-02). Skagit County citizens and the Cities of Anacortes, Concrete, La Connor, and Mount Vernon have repeatedly stated their opposition to the development of FCCs in Skagit County.

As we have seen, continuing to defer this proposal simply encourages the petitioner to re-submit his request even though there is overwhelming local opposition to the proposal. Clearly it is time to say “NO.” Please exclude the current proposal from the 2022 docket.

Thank you for your consideration.

Sincerely,

Susan G. Rooks
1219 10th St.
Anacortes, WA 98221

Jennifer Rogers

From: Sue Skillman <sms73579@gmail.com>
Sent: Monday, May 23, 2022 8:51 AM
To: PDS comments
Subject: Skagit County's 2022 Docket of Proposed Policy, Code, and Map Amendments

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Please recognize that so-called "Fully Contained Communities" threaten the economic and cultural health of Skagit County. Farmlands and natural beauty are what support business and tourism in the county. Long term these resources will be far more economically beneficial to the county than the short term infusions from developers. Don't let Skagit be associated with the word "sprawl".
I urge you to vote NO to FCCs.

Susan Skillman
4258 Edens Rd
Anacortes, WA 98221
206 406 2095

Jennifer Rogers

From: Clair <msclair_54@frontier.com>
Sent: Wednesday, May 25, 2022 12:48 PM
To: PDS comments
Subject: Skagit County 2022 Docket of Proposed Policy, Code and Map Amendments

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To the Skagit County Commissioners:

Gentlemen:

The survey showed we do not want to Fully Contained Communities (FCC's) here in Skagit County. FCC's will destroy our beautiful county and our way of life by causing more traffic, pollution, crime and gangs, among other problems.

Please EXCLUDE or DEFER the LR-02 Comp. plan Amendment on the 2022 Docket.

This development will not stop here with this out of townner!

It will spread like a virus, destroying one of the most Special and Beautiful places in the world!

Thank you for your time, I will remember you during the next election.

Homeowner and taxpayer:

Susan Zamaria
1629 S. 3rd St., Mount Vernon WA 98273 – 4909

Cell phone:
(360) 708-3313

Email:
msclair_54@frontier.com

Sent from my iPhone

Jennifer Rogers

From: Tammy Masalonis <tammymasalonis@gmail.com>
Sent: Monday, May 23, 2022 3:29 PM
To: PDS comments
Subject: Skagit County's 2022 Docket of Proposed Policy, Code, and Map Amendments

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Hello,
I am writing to urge the County Commissioners to exclude the LR 22-02 Comp Plan Amendment from the 2022 docket. Please say NO to Fully Contained Communities in Skagit County.

Thank you,
Tammy Masalonis

Jennifer Rogers

From: Todd Schlemmer <theschlem@gmail.com>
Sent: Monday, May 23, 2022 9:11 PM
To: PDS comments
Subject: Skagit County's 2022 Docket of Proposed Policy, Code, and Map Amendments

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To Whom it may concern,

I'm contacting you to ask you NOT TO INCLUDE LR 22-02 on the 2022 docket. This proposal should be EXCLUDED from the docket of items to consider in 2022.

I stand against the destruction of irreplaceable farmland.
I stand against the destruction of farmland for the quick profit of a developer.
I stand against the destruction of farmland that employs Skagit County residents.
I stand against the replacement of farmland by isolated residential enclaves.
I stand against the suburbanization of farmland
I stand against the destruction of farmland that supports the agritourism of Skagit County.
I stand against the destruction of farmland that feeds us in local restaurants, markets, and CSA farm shares.
I stand against the destruction of farmland that is supporting our local microbrew / distilleries / flour mills.
I stand against the monetization of Skagit farmland for the benefit of non-Skagit parties.
I stand against the destruction of habitat that is used as farmland.
I stand against the destruction of farmland when Skagit County has urban centers that can and should concentrate growth.
I stand against changing how we manage our development for outside interests.
I will continue to stand against this and actively work against this horrible idea.

Todd Schlemmer
206-953-7046
1420 8th St
Anacortes, WA
98221

Jennifer Rogers

From: Tom Lynn <tomlynn75@hotmail.com>
Sent: Sunday, May 15, 2022 1:17 PM
To: PDS comments
Subject: Skagit County's 2022 Docket of Proposed Policy, Code, and Map Amendments

CAUTION: This email originated from an external email address. Do not click links or open attachments unless you recognize the sender, you are expecting this email and attachments, and you know the content is safe.
I urge the Skagit County Commisiioners NOT to include OR to defer LR 22-02 on the 2022 docket. This proposal should be EXCLUDED from the docket of items to consider in 2022.

The response to last year's proposal demonstrated that Skagit County citizens do not want Fully Contained Communities, which will put mega-developments on rural lands and irretrievably change the character of our County.

The County's resolution to defer the proposal demonstrated that it should never have been docketed in the first place. It was the developer's attempt to leapfrog over the appropriate process for amending our growth management polices. The objection of the cities underscored that the proposal should have been excluded from the docket since the developer did not follow appropriate process.

Docketing this proposal, or even deferring it, is a continued waste of county and taxpayer resources (time and money). Only one party benefits from continuing to dangle this proposal as viable: the out-of-town developer.

County staff call this 2022 proposal a "continuation" of the previously submitted proposal. But rather than defer a continuation, it is time to REMOVE the previous proposal and EXCLUDE the current proposal from the docket.

Sincerely,

Tom and Joanne Lynn
4806 New Woods Place
Mount Vernon, WA 98274

Jennifer Rogers

From: treva king <trevaking@yahoo.com>
Sent: Tuesday, May 24, 2022 6:41 AM
To: PDS comments
Subject: Skagit County 2022 Docket of Proposed Policy Code, and Map Amendments

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I am writing to urge you NOT to include LR22-02 Com Plan Amendment on the 2022 docket. This is a continued waste of county and taxpayers time and money, and it only benefits the out-of-town developers.

This would be a huge regret down the road. Have foresight now!

Last year's response to this clearly showed our local county citizens do not support FCC. And the resolution to defer shows the proposed amendment should not have been docketed in the first place. Now the clear choice is to listen to your constituents and act on behalf of your county. Do what we trusted you and voted for you to do.

REMOVE the previous proposal or EXCLUDE the current proposal from the docket.

Sincerely,
Trevia King
2002 O Avenue
Anacortes, WA 98221
360-707-8401

Jennifer Rogers

From: Ute <utejane@yahoo.com>
Sent: Saturday, May 21, 2022 3:04 PM
To: PDS comments
Subject: Skagit County's 2022 Docket of Proposed Policy, Code, and Map Amendments

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Dear Skagit County Commissioners:

No Skagit Sprawl !
Do Not allow LR22-02 Fully Contained Communities on the 2022 Docket.

Keep our valley looking beautiful !

No sprawl at all,

Sincerely,

Ute Collins
Anacortes, WA

Jennifer Rogers

From: vanessajett006 <vanessajett006@gmail.com>
Sent: Thursday, May 12, 2022 7:41 AM
To: PDS comments
Subject: Skagit County's 2022 Docket of Proposed Policy, Code, and Map Skagit County's 2022 Docket of Proposed Policy, Code, and Map Amendments"

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Please see below as my prior email was not formatted correctly.

I respectfully OPPOSE a new Fully Contained Community in Skagit County.

Thank you,
Vanessa Roberg-Jett
13 Makah Way
La Conner, WA 98257

Sent from my T-Mobile 5G Device

Jennifer Rogers

From: Ramey <ginnyandgaryr@gmail.com>
Sent: Monday, May 16, 2022 5:25 PM
To: PDS comments
Subject: FCC's in Skagit County

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Skagit Valley Commissioners:

I was taken aback that the group supporting FCC's in our county was back here in Skagit County, knocking on our doors again! Didn't they realize that they received a resounding "NO" from the citizens last time, on behalf of our voters and valley residents?

We residents of Samish Island, as well as most of us in both rural and "city" addresses, do not want to urbanize our valley with population centers and "housing developments." We want to keep our beautiful farmlands and open spaces rural - for farming, grazing, hiking, birding, and fishing. Our scenic areas draw many visitors every year to see tulips, the North Cascades Natl. Park, and the islands - as well as to hike in our mountains, and fish and hunt.

Creating more communities, using our farm and other rural scenic areas for settlement, will destroy what we have here now and diminish the beauty that draws our visitors and nurtures our residents. Skagit Valley attractions bring people yearly, to come, see, and visit our beautiful valley - and a few want to settle here. But creating a bunch of FCC's will create sprawl in this valley! It will destroy the open spaces that allow our valley residents to breathe clean air, and it will diminish the chance for our crops and livestock - as well as our people to thrive, as they have for over a century.

We concerned residents have NO interest in or support for FCC's. And we will fight against this kind of "urban sprawl" which would destroy our peaceful and beautiful landscape for our families now, and in the years to come.

Virginia Ramey
Bow, WA

Jennifer Rogers

From: Watermark Book Company <watermarkbookcompany@gmail.com>
Sent: Monday, May 23, 2022 12:08 PM
To: PDS comments
Subject: Skagit County's 2022 Docket of Proposed Policy, Code, and Map Amendments

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To the Commissioners:

Again - as previously stated and made clear by our community:

DO NOT allow LR22-02 Fully Contained Communities on the 2022 docket.

Thank you.

Respectfully,
The Staff and Management of Watermark Book Company

Brandy Bowen
Diane Danielson
Amberly Baker
Jaycee Pillman

Watermark Book Company
612 Commercial Ave.
Anacortes, WA 98221
(360) 293-4277
9:30 am - 5:30 pm Monday thru Saturday
11 am - 4 pm Sunday
www.WatermarkBookCompany.com