

**Alger Subarea Plan
Kickoff Meeting
August 24, 2005**

Meeting Summary

Approximately 129 people attended the kickoff meeting for the Alger Subarea Plan held at the Alger Community Hall on Wednesday August 24, 2005. Major issues of concern to the residents and/or issues the public feels should be addressed by the Subarea Plan are noted below (in no particular order):

- Need for a Post Office (to help establish a stronger identity for the community)
- Subdivision and Zoning
 - What do the current zoning and subdivision regulations allow?
 - What new zoning could be adopted?
 - What changes could be made to subdivision and zoning to make it easier to subdivide or develop?
 - What are the “current use” tax designations? What are the qualifications for current use tax status? How do they relate to zoning designations?
- Water and Sewer
 - What are the options for development?
 - Who pays what for sewer and water?
 - Differences between private wells, PUD public water, etc.
 - Department of Ecology “low flow” stream restrictions and their impacts on groundwater withdrawals in the watershed
 - What are the restrictions?
 - How do they affect zoning/subdivision or other County regulations?
 - Concern over water quality (groundwater for wells as well as surface water quality in the streams)
- What if We Don’t Want More Growth?
 - Will the County listen to residents if they desire *not* to accommodate more growth?
- Concerns with Alger Acres Subdivision
 - Planning & Development Services “Current Planning” staff should report on status of the project permitting
- Establishing the Citizen Advisory Committee (for the Subarea Plan)
 - Why do the Skagit County Commissioners select the CAC members and not the local residents?
 - How will the CAC be appointed? (i.e., by what criteria?)

[Commissioners looking to find balance on the CAC and a broad cross-section of views and interests representing the larger community as a whole]

- Will the CAC vote on the Subarea Plan?
- Will there be minutes of the CAC meetings available for public review?
- Need to keep the Public and Residents Involved in the Subarea Planning Process (beyond the CAC)
 - Does the Subarea Plan anticipate including a survey of residents about growth issues?
 - Establish a web page, e-mail discussion group, or blog to display CAC meeting announcements, provide for feedback, etc.
 - Mailings and newspaper ads to announce meetings (also the Billboard on Old Highway 99 at the intersection of the Community Hall access road)
 - Hold additional public meetings/open houses to keep residents informed and provide for feedback
- County Commissioner Redistricting
 - Concern about how the process worked in redistricting the area in the past
- Cost of New Growth
 - Don't want higher taxes to pay for services need by new growth
 - Traffic concerns associated with new growth
 - State (WSDOT) and County plans to handle new traffic
- Role of Tribes
 - Trust Land Status vs. Fee Simple Lands
 - Effect of Tribal land status on local taxes
 - Is there a limit on amount of tribal land ownership in the Alger Subarea?
 - Subarea Plan boundary should include all Tribal properties (e.g., golf course project and other proposed development west of I-5)
- Need to Preserve Rural Character
 - Housing and development density
 - Provide for affordable housing
 - Quality of housing
 - Light pollution in the night sky from too much development
 - Landscaping and tree retention
 - Good neighbor or “best management” practices for natural resource extraction activities in rural areas (i.e., site preparation and clearing, tree harvesting, gravel mining, etc.)
- Chuckanut Trail System (DNR Trust Lands immediately west of the Alger Subarea Plan boundary)
 - Traffic and public health and safety impacts on Alger area residents in the vicinity