

Feedback Card

Bayview Ridge
Community Meeting
June 18, 2014

OPTIONAL

Your Name:

Amanda Sloan

Address:

12171 Discovery Dr.

Email:

maxxdagony@hotmail.com

We want your feedback on · trails · airport environs overlay, zoning, UGA, ·
industrial · roads · parks · drainage · anything else!

Are there restrictions about what individual businesses can
or can't do? such as if a gas station chooses to
sell pornography or a coffee shop employees wearing
only swim suits.

Am ~~not~~ fearful that the growth will change our
neighborhood negatively.

Can restrictions be applied?

Thanks.

Feedback Card

Bayview Ridge
Community Meeting
June 18, 2014

OPTIONAL

Your Name:

Troy Husband

Address:

12349 Maple Crest Dr

Email:

tshusband@frontier.com

We want your feedback on · trails · airport environs overlay, zoning, UGA, ·
industrial · roads · parks · drainage · anything else!

I have interest in the county

- A. Pre-developing trail/sidewalk / widened roadway on Peterson Rd between Sunrise Lane & Higgins Airport Way / Build Road to City standard
- B. Expanding Buffer (distance between BR-LI & currently existing BR-R & account for noise, light, chemical pollution of BR-R
- C. Establishment of Swimming Pool in Burlington Area. (Metropolitan Park District?)
- D. Address Noise of Trains on Anacostes - Burlington Spur. They are very loud, especially in middle of night.
- E. A traffic calming measure on Peterson Road
- F. ~~Build~~

Feedback Card

Bayview Ridge
Community Meeting
June 18, 2014

OPTIONAL

Your Name: Elaine Lease

Address: 12342 Bayhill Dr

Email: elaine.lease@comcast.net

We want your feedback on · trails · airport environs overlay, zoning, UGA, ·
industrial · roads · parks · drainage · anything else!

- Light industrial means the possibility of "undesirable businesses" operating in the backyards of two large residential communities.
 1. marijuana farm?
 2. gravel or trucks with back-up alarms (possibly all hours of the night)
 3. Security lights that shine in bedroom windows
 4. Businesses that create ~~the~~ vagrant environments
- Want County control over type of light industrial business that will not negatively impact our family neighborhoods
- Want a one-acre buffer between light industrial & residential zoning with a tall (10 foot) buffer fence.
- Need sidewalk to continue ~~to~~ on south side of Peterson Rd. all the way to Airport - Higgins Rd to enable full use of Port trails.

more information and more ways to comment at www.skagitcounty.net/bayviewridge

Feedback Card

Bayview Ridge
Community Meeting
June 18, 2014

OPTIONAL

Your Name: GARY HERRICK
Address: 16553 PETERSON RD
Email: yeti@fidalgo.net

We want your feedback on · trails · airport environs overlay, zoning, UGA, ·
industrial · roads · parks · drainage · anything else!

I LIVE ON LOT 2, JESS KNUTZEN TRACTS. THE TITLE INSURANCE
POLICY REFERS TO A RESTRICTION ON THE TYPE AND ~~SO~~ SIZE OF THE
HOMES WITHIN THE PLAT. IT APPARENTLY STEMS FROM A "DEED OF GIFT"
THAT WAS RECORDED UNDER AFN 635509 ON 5-6-63 AND RESTRICTS
THE HOUSES TO "SINGLE FAMILY, ONE STORY" HOUSES. THIS WAS
PRESUMABLY TO BE CONSIDERATE OF THE THEN EXISTING HOMES ON
THE SOUTH SIDE OF PETERSON ROAD. I WOULD RESPECTFULLY ASK
THE THE SAME CONSIDERATION IS GIVEN TO THE HOMES IN
THE JESSIE-KNUTZEN TRACTS WHEN DEVELOPING THE LAND TO THE
NORTH, AFFECTING THE IMPORTANT AND BEAUTIFUL VIEW LOOKING NORTH.

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OPTIONAL

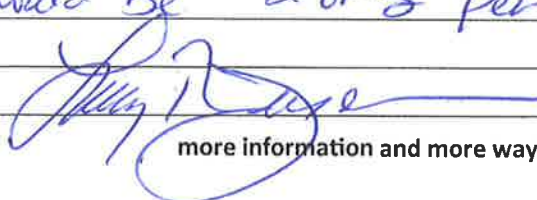
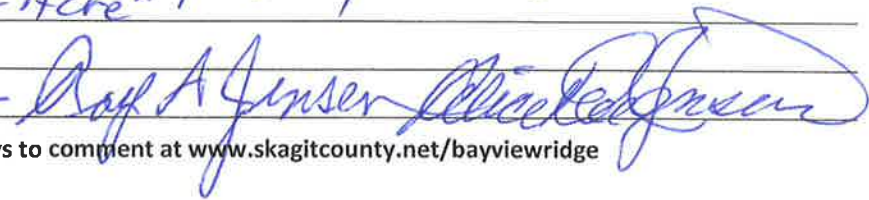
Your Name: Larry Jensen
Address: 17075 Gader Dr
Email: Burlington WA
lrayjensen@hotmail.com

We want your feedback on · trails · airport environs overlay, zoning, UGA, · industrial · roads · parks · drainage · anything else!

The plan adopted - Put forth in 2013 should be accepted

- millions of dollars spent to develop Plan
- 15+ years spent
- infrastructure of water, sewer, Roads, drainage all provided for - including my families offer of connecting road - Jensen have to Peterson / Wilson to take traffic off Peterson
- offer of site to school dist. turned away - RE Environs
- offer of Jensen have to Access Peterson

An fair to downgrade Jensen property to 1 per 5 ac
Should be 2 or 3 per acre

 Ray A Jensen 

more information and more ways to comment at www.skagitcounty.net/bayviewridge

Feedback Card

Bayview Ridge
Community Meeting
June 18, 2014

OPTIONAL

Your Name:

Larry Jensen

Address:

18075 Galilee Dr

Email:

Burlington WA

98233
lrayjensen@hotmail.com

I live in the area and find noise is not
a problem so why is this a topic of
noise.

It seems if people don't want noise they
live by airport, industrial area, farm or
any area where there is human activity

The County spent lots of staff time & tax \$
then why not go through with this as it is
wasted.



Feedback Card

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Community Meeting
June 18, 2014

OPTIONAL

Your Name: LARRY R. Jensen
Address: 17075 Guefel Dr
Burlington WA 98233
Email: lrayjensen@hotmail.com

We want your feedback on · trails · airport environs overlay, zoning, UGA, ·
industrial · roads · parks · drainage · anything else!

There should be another option for the Jensen
and other properties being considered for removal
from the IRLU.

1 per 5 is too low
15 per 1 is too high

These are examples of grossly lousy that harm
individuals and communities

The site is a great site for proximity, views,
access to P-5. Many people do not want to live
in Seelye Valley.

more information and more ways to comment at www.skagitcounty.net/bayviewridge

Feedback Card

Bayview Ridge
Community Meeting
June 18, 2014

OPTIONAL

Your Name: LARRY R TEASE
Address: 17075 GALEE DR
Email: Paulington WA 98223

We want your feedback on · trails · airport environs overlay, zoning, UGA, ·
industrial · roads · parks · drainage · anything else!

lrayjensen@hotmail.com

I got a great idea tonight

If my family cannot use it site to build homes
it was suggested to open/grow a marijuana
operation

this would be one way to have greater income
from farm if cannot be used as under the
proposed presently zoned Bayview Ridge RRV

Can you please make sure this would be an option
if not zoned RRV.

more information and more ways to comment at www.skagitcounty.net/bayviewridge

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Bayview Ridge
Community Meeting
June 18, 2014

OPTIONAL

Your Name: BRENDA EUCKER

Address: 12245 BAYHILL DR.

Email: brennie@rocketmail.com

We want your feedback on · trails · airport environs overlay, zoning, UGA, ·
industrial · roads · parks · drainage · anything else!

We live in a residential area that backs up to the newly expanded BRTI zone. We presently have an easement area that contains the gas pipeline that runs along the back of our property. Just beyond the easement area there is a wetland area that has trees on it. It becomes a pond in the wet season from around Nov. to May? We wonder if this will be retained?

Feedback Card

Bayview Ridge
Community Meeting
June 18, 2014

OPTIONAL

Your Name: DON ECKER

Address: 12265 Bayhill Dr.

Email: don.ecker@gmail.com
net

We want your feedback on · trails · airport environs overlay, zoning, UGA, ·
industrial · roads · parks · drainage · anything else!

LEAVE the tree buffer between the residential and
the proposed LI zoning. Add a trail in this area but
leave the tree buffer!

There is a wetland in a lot of the bayhill area that
would be removed by LI construction. We do not
want it removed. Keep a large buffer for the
residents.

100' Buffer zone with limits on noise levels at
all times.

Limit the building height in LI next to
residential to 20' max.

more information and more ways to comment at www.skagitcounty.net/bayviewridge

Feedback Card

Bayview Ridge
Community Meeting
June 18, 2014

OPTIONAL

Your Name: Tisha Schutte
Address: 11134 View Ridge Dr.
Burlington WA
91233
Email: _____

We want your feedback on · trails · airport environs overlay, zoning, UGA, ·
industrial · roads · parks · drainage · anything else!

Thank you for listening to our concerns.
This meeting had a very different tone
than the last.

I feel our concerns have been
addressed and it is appreciated.

Nice Work!

Feedback Card

Bayview Ridge
Community Meeting
June 18, 2014

OPTIONAL

Your Name: Annie Vance

Address: _____

Email: anniejohnson@hotmail.com

We want your feedback on • trails • airport environs overlay, zoning, UGA, •
industrial • roads • parks • drainage • anything else!

Like the removal of the NE portion from the UGA,
and keeping development @ 1/5 acre.

would like safe trail connecting to Higgins Airport Rd
and a small park with playground near current housing

Feedback Card

Bayview Ridge
Community Meeting
June 18, 2014

OPTIONAL

Your Name: Phyllis Howard
Address: 12089 Bayhill Dr Burlington
Email: phyjd@comcast.net

We want your feedback on · trails · airport environs overlay, zoning, UGA, ·
industrial · roads · parks · drainage · anything else!

Please plan area for a park - a significant sized park - to accommodate residential areas. This park should be on the south side of Peterson immediately east of the homes & west of the Fire Station - The park needs a side walk to connect it to current sidewalks & then tie into trails/bike paths.

Please

Upgrade Peterson - it needs to be widened & Made Safe for Pedestrians. (from Airport way ~~to~~ east to the residential area.

Review plans for grant & partnering to improve Peterson.

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Community Meeting
June 18, 2014

OPTIONAL

Your Name: Ted Mianzeski
Address: 12083 Bayhill Dr. Burl.
Email: tandjrn@hotmail.com

We want your feedback on · trails · airport environs overlay, zoning, UGA, ·
industrial · roads · parks · drainage · anything else!

Please restrict trucks / heavy traffic to utilize
the truck route on Arpt / Higgins Rd instead of
going East on Peterson. Burlington has already
limited truck traffic in the city portion of
Peterson. Now the trucks go down Peterson to
Avon Allen and Dulock and go North / South.

Immediate relief would only require
a couple of signs sending trucks to
the truck route on Higgins / Arpt Way.

Thank You

Feedback Card

Bayview Ridge
Community Meeting
June 18, 2014

OPTIONAL

Your Name: Ted Mierzeski
Address: 12093 Bayhill Dr. Bor.
Email: Tandy m@hotmail.com

We want your feedback on · trails · airport environs overlay, zoning, UGA, ·
industrial · roads · parks · drainage · anything else!

Need a Buffer Zone between the
Existing Residences and the Industrial Area
Maybe a playground/Park or a walking /
Bike/trail from Peterson to Overell Rd.
Thank You.

No 24hr 7/11 store Please.

Ted
Mierzeski

Feedback Card

Bayview Ridge
Community Meeting
June 18, 2014

OPTIONAL

Your Name:

J. D. BIASÉ

Address:

12123 BAYHILL DR

Email:

We want your feedback on · trails · airport environs overlay, zoning, UGA, ·
industrial · roads · parks · drainage · anything else!

STOP LETTING TRUCKS GO EAST ON PETERSON RD.

BUFFERS NEXT TO RESIDENCES - RESIDENCE

TREES + GRASS - 8ft BUFFER

FENCE 6ft HIGH - CONCRETE

TREES + GRASS - 17ft BUFFER

more information and more ways to comment at www.skagitcounty.net/bayviewridge

Feedback Card

Bayview Ridge
Community Meeting
June 18, 2014

OPTIONAL

Your Name: Stephanie Racco
Address: 11908 Fawnridge Lane
Email: sracco@frontier.com

We want your feedback on · trails · airport environs overlay, zoning, UGA, ·
industrial · roads · parks · drainage · anything else!

I want to see a Sportsplex with an Aquatic Center that has a competition pool and a recreation pool. Also, this county is in desperate need of covered (or indoor) tennis courts.

Think of the future for our children, our students adults and seniors... The health benefits!

How much industrial development do we need really?
Shouldn't the county be focusing on Parks and Recreation?

Feedback Card

Bayview Ridge
Community Meeting
June 18, 2014

OPTIONAL

Your Name: DON TAPLEY
Address: 11810 SUNRISE LN
Email: _____

We want your feedback on · trails · airport environs overlay, zoning, UGA, ·
industrial · roads · parks · drainage · anything else!

1. LIGHT INDUSTRIAL SHOULD NOT EXTEND TO SUNRISE LN.
2. BUFFER BETWEEN RESIDENTIAL AND LI SHOULD BE AT LEAST 50' WITH SOUND BARRIERS

Feedback Card

Bayview Ridge
Community Meeting
June 18, 2014

OPTIONAL

Your Name: A.W. BULLHENRY

Address: 11811 SUNRISE LN

Email: awh1943@gmail.com

We want your feedback on · trails · airport environs overlay, zoning, UGA, ·
industrial · roads · parks · drainage · anything else!

1. Replace approx 10 ac. of Light Industrial w/ RRW zoning at
the corner of Peterson Rd. and Sunrise Lane

2. Increase buffer zone between Light Industrial and
Residential zoning.

AWH

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JUN 01 2014

SKAGIT COUNTY
PDS

more information and more ways to comment at www.skagitcounty.net/bayviewridge

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JUL 01 2014

SKAGIT COUNTY
PDS

To Skagit County Planning Dept.
Re: Bayview Ridge Subarea Plan

June 28, 2014

Your presentation at Bayview School on Thursday evening was informative and appreciated.

The comment card, however, provided enough space for only a summary of concerns and suggestions I would like to cover more completely below.

1. Replacing approximately 10 acres of Light Industrial Zoning with RRv Zoning at the corner of Sunrise Lane and Peterson Road.

I am assuming, when the recommendation was made to remove Urban Residential from the UGA and since the balance of the property adjacent to the Sunrise Lane residential was in one ownership, all of that individual's property was included in Light Industrial. Although it seems logical and perhaps more beneficial to the owner, it would be detrimental to those of us living on Sunrise Lane. Sunrise Lane is a private dead-end paved road with a private sewer line and an owner's road maintenance agreement. Adding Light Industrial at the corner of Sunrise Lane and Peterson would be visually degrading to the entrance of our community, but may add unnecessary and costly infrastructure to Sunrise Lane.

It seems logical to have residential zoning on both sides of Sunrise Lane all the way to Peterson, but it may be practical to allow the owner of the existing parcel to make the decision as to whether he would want to include ten acres into residential zoning to provide for two 5 ac. lots. The existing lot sizes on Sunrise range from 1-1/4 acres to 8-1/2 ac.

2. Increase Buffer Zone between Light Industrial and Residential.

It would be very beneficial to all concerned, industrial owner and residents alike to have as much separation as possible. Since, if I understood correctly, the current Light Industrial zoning code now provides for the choice of one of three options; 15ft with masonry wall, 20ft with a wood fence, or 30 ft without wall or fence, but all having landscaping of trees and bushes. If a trail comparable to those of the Port of Skagit Industrial Park were to be included within this buffer zone, a width of 75ft in order to be compatible. This might be accomplished, in the absence of a code change, if the Light Industrial property owners were willing to provide a conservation easement for balance square footage required. The Friends of the Anacortes Forestlands, working with the Anacortes Park Department and the Skagit Land Trust provided for maintenance of the trail system by public purchase of Conservation Easements within the City's Forestland. If the land owners involved were willing to contribute the increased buffer zone for trails to be administered by the Skagit Land Trust, I surmise the value of the land would provide a tax deduction for the owner. This would have to be confirmed with the Land Trust.

Arthur W. (Bill) Henry, 11811 Sunrise Lane. (360) 391-2989



June 27, 2014

Hand Delivered

Ron Wesen
Skagit County Commissioner District 1
1800 Continental PL Suite 100
Mount Vernon WA 98273

RECEIVED
JUN 30 2014
SKAGIT COUNTY
PDS

CC: Skagit County Planning & Development Services
Attention: Dale Pernula, Director
1800 Continental Place
Mount Vernon WA 98273

RE: Bayview Ridge comments on proposed changes

Dear Mr. Wesen,

As a neighbor to the proposed changes sought to the Bayview Ridge planning area, it appears the new proposed uses are to be much more environmentally intense. As a result we feel that the County is obligated to fully review the past documents under current Federal, State, and local laws and guidelines and make revisions to comply with current regulatory requirements such as stormwater run-off and concurrency. This process should allow for a full review and public comment on the SEPA/EIS process and all mitigation determinations. Mitigations should include ordinance changes for the Bayview Ridge planning area that would ultimately be reflected in the Skagit County Code. These code reviews need to make the approval process for uses adjacent to residential uses meet higher and more stringent environmental mitigations and must include the active participation of neighboring residential property owners.

We are not anti-growth and understand that with time comes development. We and our neighbors ask that the County take the opportunity given now to apply these higher and more stringent requirements as they will in no way prohibit the growth in the area but will drive the development to be made in a smart and thoughtful manner. By doing this now the County will also be in a better position to avoid future appeals with long and expensive legal battles.

Attached please see our comments on recommended code changes along with additional concerns regarding the SEPA and Zoning/Comprehensive Plan process. Please feel free to contact us should you have any questions or concerns and our representatives will respond in a timely manner, thank you for your time and consideration.

Richard and Linda Chambers
11684 Sunrise Lane
Burlington WA 98233

Landowner: Richard and Linda Chambers 11684 Sunrise Lane Burlington WA 98233

- Code Sections:
 - SCC 14.16.180 (2)(e) *Commercial use sizes should be defined with a maximum square footage of 45,000 SF. This allows for grocery and smaller scale uses with less truck traffic and encourages a walkable retail space with fewer expansive parking areas. Trails should be allowed.*
 - SCC 14.16.180 (5) *Uses should be moved from allowed or Special Use or included when within 1000 feet of a residentially zoned property: Kennels with outdoor pet cages, industrial uses over 50,000 SF, commercial over 45,000 SF, bulk storage of hazardous materials regardless if a primary use or accessory use and mandate the 500 foot rule from residential property with no variance allowed, personal wireless service (cell) towers regardless of height, waste materials which could produce odors, electrical generating facilities.*
 - SCC 14.16.180 (7) *Comment: Overall, it would be nice to see a requirement to push parking away from the residential use. There should also be a requirement for all outdoor storage areas to be fully enclosed and covered with a sight obscuring masonry, clock, or textured concrete structure. I also don't see a requirement to avoid all intercom or public address systems. The big thing here would be to require a noise analysis that is shared with residential uses within 500 feet of the property line. That study would greatly add mitigations.*
 - SCC 14.16.180 (7)(a) *Change to, "Loading Areas. Truck loading operations and maneuvering areas shall not be located within 100 feet of areas zoned for residential use. All loading and truck maneuvering areas shall face away from the residential areas and require an initial noise study by a professional Acoustical Engineer to meet Washington State maximum permissible environmental noise levels. Truck idling or the use of air brakes within 100 feet of residential uses is not allowed. Notice of the use of a truck dock along with a copy of the site plan and noise analysis shall be sent via certified mail to all residential property owners within 500 feet of the property line."*

- SCC 14.16.180 (7)(d) Change to, “All lighting fixture luminaires shall be full cut-off. *Light height including wall packs and light poles including heads shall be a maximum height of 25 feet within 100 feet of residential property and require a professional photometric analysis showing 1.0 Foot-candle or less at the property line. Light shields or other means shall prevent direct light head visibility for those lights within 100 feet from residentially zoned property.*”
- SCC 14.16.180 (7)(e) Change to say, “Mechanical equipment located on the roof, facade, or external portion of a building shall be architecturally screened by incorporating the equipment in the building and/or site design so as not to be visible from adjacent residential zones or public streets. *Visibility shall assume 25 feet in height on the residentially zoned property and assume an analysis to the furthest point away from the development.*”
- SCC 14.16.180 (7)(f) Change to say, “Equipment or vents which generate noise or air emissions shall be located away from adjoining residentially zoned properties *and analyzed by a professional Acoustical Engineer to meet Washington State maximum permissible environmental noise levels.*”
- SCC 14.16.180 (7)(g) Change to say, “Screening. A sight-obscuring masonry, *block, textured concrete*, or wood fence is required as part of the landscape buffer abutting the residential zone. *Masonry, block, or textured concrete wall shall be architecturally integrated with colors and textures. Wood fence shall be similar in design to other fences in the area, be fully obscuring. Walls shall be placed such that the vertical or horizontal supports face away from the residential use and allow for annual maintenance with gates and space between the fence and property line. The applicant must accommodate residential uses to connect to the wall or fence with an easement 5 feet in width if requested.*”
- SCC 14.16.830 (4)(a)(ii) Comment: Change to make the landscaping reduction a variance request approved by a Hearings Examiner with public notice required to all landowners within 300 feet of the reduction area request.
- SCC 14.16.830 (4)(a)(ii)(C) Change to say, “Alternatively, a wall at least 6 feet high may be used for screening to reduce the planting width 5 feet and shall be constructed of masonry, block, or textured concrete. *Masonry, block, or textured concrete wall shall be architecturally integrated with colors and textures. Walls shall be placed such that the vertical or horizontal supports face away from the residential use and allow for annual maintenance with gates and space between the fence and property line. The applicant must accommodate residential uses to connect to the wall or fence with an easement 5 feet in width.*”

- Other Recommendations:
 - Traffic/Roadway
 - Two-way left turn lane be added throughout, including Sunrise Lane.
 - A Geotechnical Engineer review the stability of the existing roadway section given the increase in Equivalent Single Axle Loads (ESALS).
 - Lane widths and safety meet all requirements of the Manual for Uniform Traffic Control Devices (MUTCD), and all Federal, State, and Local design guidelines.
 - Add 8' sidewalks to both sides of Peterson Road with a minimum 10' landscaped strip between the roadway and sidewalk. Extend sidewalks from existing sidewalk to the east through to the airport.
 - Add roadway lighting.
 - Stormwater
 - Continuous flow modeling be implemented during stormwater analysis. Limit infiltration due to the localized glacial tills in the area that cause year-round issues to the property owners to the east.
 - Regional ponds be located away from residential property.
 - Signage
 - Encourage low externally lit signage with landscaping.
 - Amenities
 - Intersection and site access enhancements along Peterson Rd that encourage connections to trails and have pedestrian amenities.
 - Trail lighting
 - Zoning
 - Create a park area with a walking trail, sport courts, pickle ball court, covered gathering area with tables and benches. An example of this is what the City of Seattle has done with their covered reservoirs.
 - Encourage a commercial only area with restaurants, convenience store, etc adjacent to a park area. Set aside 50 acres adjacent to Peterson Rd just for this use. Perhaps near the fire station.

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JUL 02 2014

SKAGIT COUNTY
PDS

July 1, 2014

Dale Pernula
Director, Planning and Development Services
Skagit County Administration Building
1800 Continental Place
Mount Vernon WA 98273

Dear Mr. Pernula,

I live adjacent to Peterson Road near the airport. I am also a Commissioner for United General Hospital. I support the proposed changes to the Bayview Ridge Subarea Plan that would eliminate the new town idea and add industrial zoning.

Special use districts in our area, like the hospital districts, need tax base to continue to provide top flight services to the community. The added industrial lands should help in that regard. I also like the idea of keeping new residential growth within existing urban areas. I have felt that the new town contemplated here would have cost more to our Skagit citizens than if that same population were to move into our existing cities.

Also, please stay with rural residential zoning in the proposed scheme. Do not allow a half-baked urban area without a school or shops to be built near the airport just because a few property owners think they are entitled to make money at everyone else's expense. That would just increase traffic and congestion on Peterson Road as these new subdivision residents would have to drive to town for everything.

Sincerely,



Robert M. Stanley

16624 Peterson Road
Burlington WA 98233

(360) 333-1651

RECEIVED
AUG 01 2014
SKAGIT COUNTY
PDS

Ron Wesen
Skagit County Commissioner District 1
1800 Continental Place, Suite 100
Mount Vernon, WA 98273

July 18, 2014

Subject: Bayview Ridge Proposed Changes

Dear Mr. Wesen:

First I would like to applaud the latest proposal which adds a considerable amount of zoned industrial land compared to the original high density residential. The original plan was not in keeping with existing residential areas or the needs of the county. The existing urban areas have more than enough space to accommodate any growth in the next 50 years with the exception of Burlington and the Burlington School District.

The Skagit County Airport and surrounding area represents the best industrial site from the Canadian Border to Everett, with air, rail, highway, and access to water if the Anacortes Port District is developed beyond its existing port facilities. The greatest draw back at this time is the issue of roads. Many of the comments were directed at the use of Peterson Road. The proposed roundabout is almost comical as there is hill side on two of the four sides and a deep ditch on another. One can understand the use of Peterson Road by industrial vehicles verses other routes today, as drivers have only 2 stop signs and one traffic light to gain access to the freeway south, but no easy access to Josh Wilson with a roundabout at the freeway entrance, and 4 stop lights, which are poorly timed via Higgins Airport Road. By concentrating efforts to address the limitations on Josh Wilson, the issue of truck traffic, as well as rush hour traffic, might be solved.

It was amusing to listen to the comments on recreational areas, swimming pools, and biking. There is no need for recreational areas given what the Port has provided for the given population. As mentioned, Anacortes' pool is a completely different situation. If the residents in the Port District want a pool for their school teams and the public, other than the YMCA, it should be addressed as a separate issue. As to biking, hopefully the people that encourage bikers from other areas, as well as local, will recognize that there are virtually NO roads in Skagit County that are, or even can be, modified from farm roads to urban roads with bike paths.

Sedro Woolley, Mount Vernon and Anacortes have adequate areas for urban growth. Burlington, on the other hand, continues to want to grow population wise but ignores the fact that they are land locked. The school district cannot support any additional high density low income housing. This need for low income housing is based on low income agricultural jobs, paying minimum wages and seasonal work. Without an adequate tax base, school districts and service providers, put an undue burden on the existing tax base and end up with 40 portable buildings to house the students, and overburdened water and sewage systems.

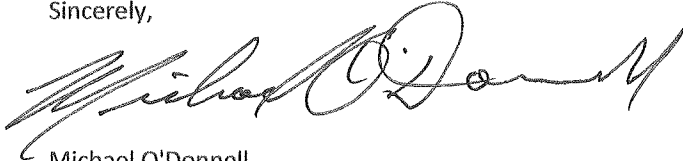
As to the noise issue brought up, particularly those living on Sunshine Lane, they have already been provided a considerable noise barrier between them and the open space designated for Light Industrial, and this will be added to by the requirements stated. The County and Port District might want to consider purchasing or requiring a corridor on the east side of the proposed area zoned Light Industrial for a bike and walking trails. This could be from Josh Wilson to Peterson, and/or Ovenell Road, and then connecting to the Port's existing trails. There are a number of options to appease those who think this is an issue. I live in the Country Club and have experienced the

increase in airport noise over the past twenty years. The addition of the new flight museum and flight center has increased the number of flights and noise level tremendously, but nothing was said about the effect it has had on existing residences and no noise barriers will help this.

Recognizing the final objection, the financial opposition of the three existing trusts that are affected by this change in zoning. Whereas, they will not make as much money with the change, they will also not be taxed as much. This is a change for the better for all the citizens of the county today and in the future. All three will stand to make a considerable amount no matter how it is zoned for future use. Recognizing the "one shoe fits all" regulations, unfortunately, government cannot make rules for each individual area or need, and therefore we must live with rules made to fill all situations. Therefore, in meeting the requirements of the Urban Growth act the RRv and BR-LI proposal meet the specified requirements.

The move to open the existing area to industrial use is the right move. It can provide not only jobs that pay a living wage, but also a tax base, other than retail, to support the needs of the county and its residents. Too much has been made of the agricultural business in Skagit County, of the 106,000 acres, of which only 57,000 is being harvested. The remainder is being used for such things as polo grounds and horse pastures. This is compared to Whatcom and counties in Eastern Washington where 75% plus of the cropland is being harvested. Additionally, this land is all being taxed as open spaces, where as in Grant County, high value permanent crops (i.e. apples and blue berries) are taxed at a much higher value than open space annual crops. One only has to look at the taxes that are generated by the Agricultural businesses verses the industrial to realize what this change means. The oil refineries tax contribution is a prime example. Finally, the move to industrial avoids taking the "high value" agricultural land and converting it to industrial as was done North of Burlington Hill and South of Mount Vernon.

Sincerely,

A handwritten signature in black ink, appearing to read "Michael O'Donnell", with a stylized flourish at the end.

Michael O'Donnell
12674 Wedgewood Lane
Burlington, WA 98233

Cc:
Skagit County Planning & Development Services
Attention: Dale Pernula, Director
1800 Continental Place
Mount Vernon, WA 98273

Patricia H. Botsford-Martin, Executive Director
Port District
15400 Airport Drive
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