

David Hough

Consultant

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APR 25 2012

SKAGIT COUNTY
PDS

April 22, 2012

Kirk Johnson
Skagit County Planning and Community Development
1800 Continental Place
Mount Vernon, WA 98273

RE: 2011 Proposed Amendments to Comprehensive Plan

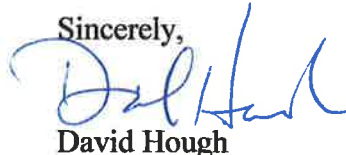
Dear Kirk,

This letter relates to the proposed Policy Amendment identified as C-1 in the staff report. The amendment would substantially reduce the opportunity for reconsideration of zoning designations. Our primary concerns are areas that were approved in error of the designation requirements and have been restricted in any changes until recently due to actions of the Growth Hearings Board specifically within the Fidalgo Island area.

The portion of the Fidalgo Island area that we have reviewed is a 80 acre area that is designated as Rural Reserve. It is surrounded on three sides by the City of Anacortes with the connecting portion of County jurisdiction property designated as Rural Intermediate. Average lot size within the 80 acres is less than 2 ½ acres (see attached map).

Approval of this Policy Amendment preclude any property owner from requesting designation changes to some future date that may not be within the foreseeable future. The staff has not outlined what the schedule would be if the amendment is approved. It also requires substantial effort to correct mistakes made in the past. The County should correct those areas that did not meet the designation requirements in the initial approval prior to amending the current process.

Sincerely,



David Hough

Attachment

cc: Huston

Skagit County GIS Map

