

To: The Planning Department Commission and Staff  
From: Stephanie Rasco, 11908 Frans Ridge Lane  
Date: May 4, 2012  
Attached: Comments made at May 1<sup>st</sup> Public Hearing and photograph  
Below: Response to May 1<sup>st</sup> Public Hearing on PI11-0144

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MAY 04 2012  
SKAGIT COUNTY  
PDS

Re: 1997 Designation

Becky Peck, Marianne Manville-Ailles, and Staff Member Kirk Johnson all made statements about the 1997 decision of changing the Bayview Road Boundary as being a mistake, an error, or that it was just "mistakenly handled". Please consider the option that it was, indeed, not a mistake and that the committee members understood exactly what they were doing. They were following the goals laid out in the County's 1997 Comprehensive Plan, which included the preservation and retention of open spaces and historical structures. They were applying the definitions of Rural Intermediate and Rural Reserve, and they were planning.

Re: Low-Density Sprawl

You heard testimony from Peter Mullen about the certain risk of low-density sprawl. I want to point out that in 2005 the Planning Commission approved the rezoning of the property just north and adjacent to his property to Rural Intermediate (CPA05-51). It would seem logical to allow the Mullens to subdivide because their neighbors were allowed to. The property just South of the Mullen's is 9.86 acres zoned as Rural Reserve and has been for sale for years. What defense would you have against their application for subdivision? And, the owners in between those two properties and the Pecks would then be stuck in the middle, and could naturally make an argument for subdivision.

I see this application made by the Jensens and the Pecks as the fire line. Please don't let the fire cross the line.

Re: The Jensen Property

I found Marianne Manville-Ailles's arguments about the property being "uniquely developable" confusing. How does that "merit" make this property any different from other properties that are currently for sale on Bay View Ridge with services available? The only thing I find unique about this circumstance is that these property owners paid \$20,000 for PUD hook-up,

installed a second access road and a second septic system and then applied for a re-designation (based on their permit history). Didn't someone mention putting the cart before the horse? This property suits itself for expansion, not infill.

Re: Peck Property

Becky Peck testified that she spoke with her neighbors about not destroying their view. To clarify, she did not speak to us. We border her property to the north. Becky Peck testified that this application was the only one she had filed. While that is true, I'd like to point out that she did submit letters of request to the Planning Department and Commissioner Hart to have her property re-designated, which was granted.

Re: The notification process

I feel I've been blindsided. I strongly disagree with the Planning Department's process of notification. The letter we received was dated April 17, two weeks before the public hearing. Because we have busy lives (like everyone), we did not sit down to address it until 4 days prior to the hearing. We had 4 days to try to wrap our heads around this problem, to read and try to understand the available material, to change our schedules and those of our kids so we could attend. The approval of this application would have enormous impact on our family. So, try to understand how lucky I felt that I was not out of town when the letter was sent out.

Also, while I consider a 3 minute time limit totally justified, wouldn't notifying the public of this in advance help everyone be better prepared? This time limit may be common knowledge to you but to the rest of us who had never attended one of your meetings, it was news. And, it added to our frustration about whether our voices mattered (given the staff's recommendation).

May 1, 2012

My name is Stephanie Rasco.

I live at 11908 Frans Ridge Lane.

My husband and I own 2.8~~9~~ acres on the northern side of the Peck Family's 5 acre parcel.

We have lived here for nearly 7 years. We chose this property with our single story rambler and small acreage because we wanted to raise our 3 sons in a rural and wholesome setting. We had a view of Padilla Bay, barns, goats, cattle, fields and a row of beautiful, tall trees. We joined this healthy lifestyle and now raise chickens, turkeys and keep a vegetable garden for food.

Since our move here, things have changed. A monster sized home was built directly in front of our view of the bay, barn, goats and fields and the beautiful, tall trees were removed. The home has 3790 square feet of living space and has an attached four bay garage. Locally, it is known as "The Lodge". Two people live there.

After theirs, another home went up. While not as massive or intrusive, it's interesting to note that no one actually lives there. We naturally assume it's a vacation home.

Behind us, on our Northeast side, two large homes are currently under construction.

Other than that, our immediate neighbors live in original farmhouses, or in houses that were built to fit in with historical "farm" look or were built with a less-invasive low profile.

The Peck Family has a right to build on their property. We've always known that and it is a fact that we accept. What is unacceptable is the possibility of 3 homes being built. Over and over again the application misleadingly refers to the building of "only" two more building sites and the zero impact they would have on this area. The reality is that where there is nothing on the Peck property now, there will be two new homes. And, where there is one home on the Jensen property now, there will be another new home. The reality is that when the properties sell, there could potentially be an additional three monster sized homes (not two) that will swallow up our small acreage, devalue it and obliterate our chosen lifestyle and the fabric of this Bayview Road Community. The current look of the new homes directly surrounding us proves that people who buy these 2.5 acres lots are piggybacking off the beauty of this rural and wholesome setting at our expense.

Please do not make any changes to the current designation. Choose to preserve the transition zone that has already been established. I invite you to drive Bayview Road and Frans Ridge Lane to see exactly what I'm referring to. Imagine 3 more monsters on the Jensen/Peck parcels and look across the road to see barns, farmhouses, fields, cattle and horses. I am hopeful that you too would see these opposing scenes as illogical, incompatible and in no way a picture of preservation of historical or rural character.

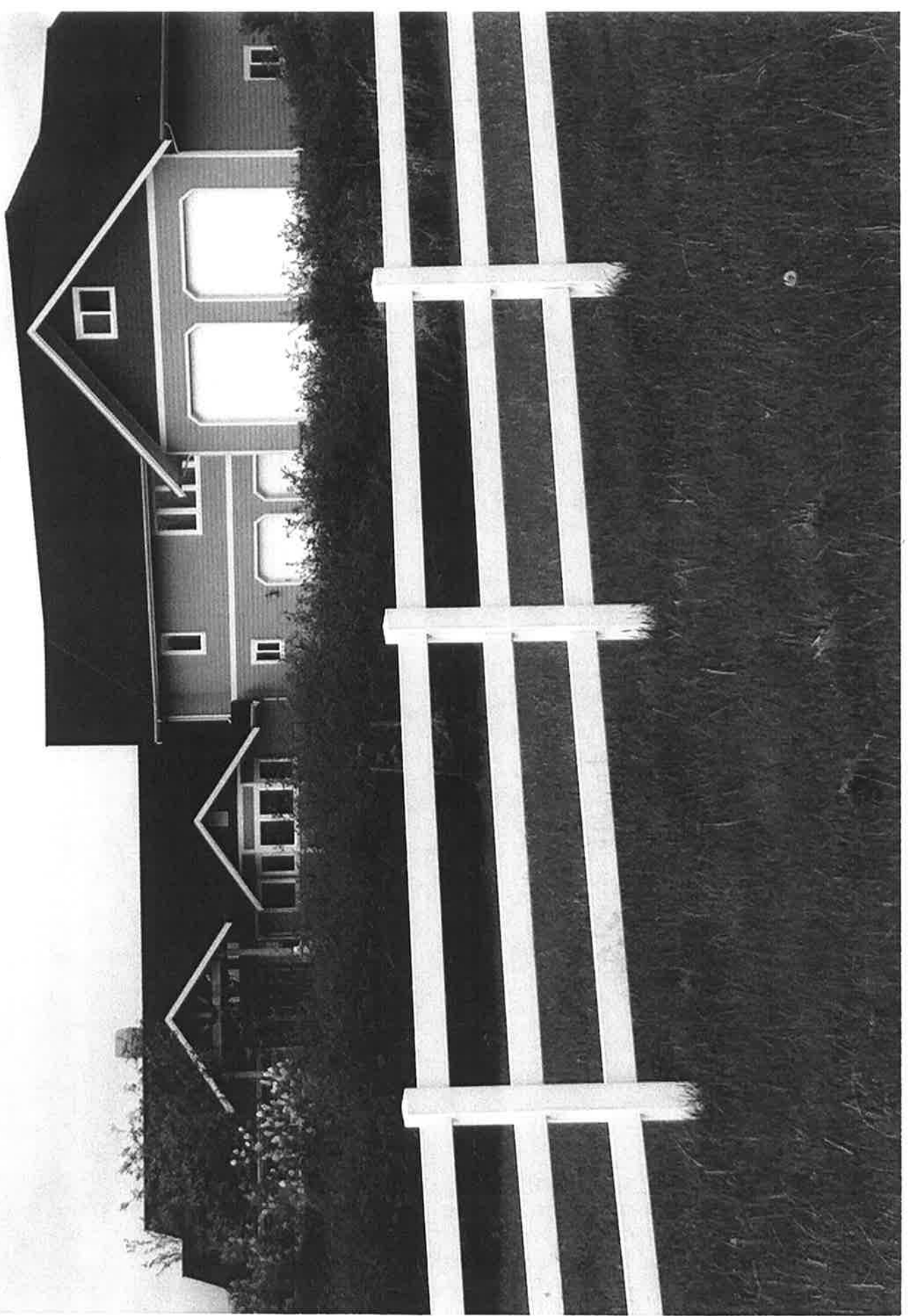


Photo taken from 11908 Frans Ridge Lane ~~face~~  
facing West.