

May 2, 2012

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

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SKAGIT COUNTY
PDS

This is in regard to the James Ritchie proposal to redesignate 5.5 acre parcel (P69432) from Agriculture –Natural Resource Land to Rural Reserve, adjacent to the Swinomish Channel (PL11-0239).

Monte and Cindy Hughes, of 14785 Channel Drive, **OBJECT.** Our property looks onto and directly adjoins said property.

Reasons for objecting are as follows:

1. Ten years ago we bought our home based upon an agriculture zoning to the east. That is the main reason we bought there.
2. This zoning will devalue our property by 50% due to the fact that anything could be built on the new zoning change from homes to condos to dog kennels.
3. All the homes on the street on the east side of the Channel adjoin this property and look directly into it. Any buildings on the property will cut off the views of the present homes on the east side of the Channel unless any building that was to be built was placed on the far south end of the property. In addition this is the drier end of the property.
4. The said 5.5 acre parcel of land sits 13ft below our property. The homes on our street are said to be above flood plain.
5. This land is ½ covered with water in the winter.
6. During the winter months we can look out our dining room window and watch the water level that is standing on the property rise and fall 6" with the high and low tide. This property is totally sub tidal.
7. If this property was to be built on anywhere other than where the barn sits there would have to be 12ft. of fill.
8. The said 5.5 acres easterly border has a 6ft wide by 4ft. deep year round stream on it which empties into the Swinomish Channel estuary on the north end. To the south it empties into the south entrance of the Skagit River estuary.

If the county plan is truly to build a better community then this property needs to stay natural and to be left in the present agriculture zone that it was originally designated.

Monte and Cindy Hughes

Monte Hughes
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