

May 2, 2012

Skagit County Planning Commission
1800 Continental Place
Mt Vernon, WA

RECEIVED

MAY 04 2012

SKAGIT COUNTY
PDS

RE: Planning and Development Services Memo, October 24, 2011. 2011 Comprehensive Plan Amendments (CPAs) Docket Recommendations - **Lake Erie Trucking (Bill Wooding) – PL11-0250**

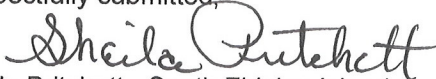
"Lake Erie Trucking (Bill Wooding) – PL11-0250 The applicant proposes to redesignate an approximately 35 acre parcel (P19168) from Rural Resource-Natural Resource Land (RRc-NRL) to Rural Reserve (RRv). The parcel on Fidalgo Island is located along the east side of Rosario Road approximately 0.4 miles southwest from Marine View Drive. The parcel is forested and undeveloped with topography that slopes downhill westerly at an approximate 10 to 15 percent grade toward Rosario Road. The applicant has obtained Lot of Record certification from Skagit County (#PL11-0210) that identifies the lot as a substandard lot of record eligible to be considered for development permits subject to SCC 14.16.850(4). "

Normally, I would not oppose Mr. Wooding's request to change zoning for this parcel from Rural Resource to Rural Reserve. If his land cannot be used for resource purposes, he has a right to find some productive use for it and Rural Reserve is consistent with the surrounding zoning.

However, his proposal **should not be approved at this time** for the following reasons:

1. **Any** "upzoning" (higher density development) should be postponed until a South Fidalgo Subarea Plan is developed, approved by the county **and** accepted by the residents. The previous plan (the Citizens Advisory Committee "CAC" plan to rezone the entire island to Rural Intermediate) so outraged South Fidalgo residents that the plan was suspended by the County Commissioners. Local residents then elected their own group, the South Fidalgo Community Council (the SFCC) to write a subarea plan. Unfortunately, the SFCC encountered some of the same challenges that the county faced - namely, lack of funding to conduct critical environmental studies.
2. Comprehensive studies need to be conducted to determine if increase density is really needed and just how such increased density will affect existing residents. A recent drainage study done by the county public works department was limited to identifying and prioritizing **existing** problems. I do not believe any "up zoning" should be approved until all planning-type studies are completed. (These studies are identified in Skagit County Resolution # R20030276, dated August 11, 2003, Attachment A, paragraph 4A-7.15 (c).) Only then can it be determine how best to mitigate any potential problems **before** they affect adjacent residents.
3. On February 6, 2001, the (Western Washington Growth Management) Hearings Board issued a Final Decision and Order in case 00-2-0046c, directing the county (among other things) to "set a specific timetable for, and firm commitment to, the timely completion of this Plan. **The Fidalgo Island Sub-Area Plan must be completed and found to be compliant before the CaRD urban reserve development or any other increase in density** are allowed to occur on the Island" (FDO at 15).
4. Mr. Wooding was a member of the original Citizens Advisory Committee (CAC) that submitted the draft subarea plan. That plan was **illegal** (violated GMA), **unnecessary** (growth was forecast at 900 residents (people) equating to 350-375 lots, with an estimated 1300-1400 developable lots already available), and **unwanted** by an overwhelming majority of current residents (as evidenced by their election of a South Fidalgo Community Council). Mr. Ravnik implied that Mr. Wooding should not be denied this proposal due to a lack of a subarea plan. I submit that Mr. Wooding, as part of the CAC, was responsible for the plan's rejection due to the rezoning issue. He should not now be allowed to benefit from a lack of a plan.

Respectfully submitted,


Sheila Pritchett - South Fidalgo Island
P O Box 1285, Anacortes, WA 98221

Cc: Gary Christensen, Planning Director
Kirk Johnson, Senior Planner