



3998 Wind Crest Lane  
Anacortes, WA 98221  
November 22, 2011

Skagit County Commissioners et al.  
1800 Continental Place  
Mount Vernon, WA 98273

Re: Request for docketing and approval of Rezone PL11-0250 (hereafter P19168)

Dear BCC,

This is a brief letter to accompany 26 exhibits from many government documents, which docs demonstrate that the Rezone should be granted. It is assumed throughout that the Rural Resource designation was inappropriate, and that the land would be more suitable for the safety and prosperity of the neighborhood of residential buildout under the proposed Rural Reserve designation.

The Comp Plan assumes that zoning is a flat-earth mapping designation, -- in this case, that there is a 40 acre parcel with 160 acres in resource designation. The parcel map shows that P19168 is 35 acres with a total of 88 acres in Wooding ownership. That fails the designation. That map also shows that of the 3 largest parcels in the quarter-mile protection area, 2 have major critical area issues: P19166 to the east contains a major wetland, lake and high-hazard dam, and P68403, known as Dodson Canyon, is a steep, high sliding slope with the potential to damage Rosario Road. The other parcels to the south are part of the oldest community on Fidalgo Island and the general location of the Rosario School. All the remaining dozens of parcels are under 10 acres. The west and southwest build-out, including an insert into the original P19168 parcel, is part of Del Mar Community, a home-owners Association responsible for a developer established water system. P19168 is land within that water system with the right to water originating in Anacortes. The Subdivisions to the west, which are at risk from uncontrolled drainage, were platted before 1967, significantly pre-dating the "Resource" designation.

The Assessor has identified all the parcels in the area, except those being mined, as "Fidalgo Residential." They are taxed accordingly.

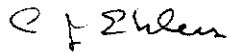
The Comp Plan gives short shrift to housing, noting only that houses require services and that to buy one is the single largest purchase made by most households. There is nothing in the Plan to protect the value of existing homes, however. In practice, while there is a mention elsewhere in the Plan of property rights, these have been ignored in several ways. That the parcel is within a homeowners association with WA DOH regulations to honor and the need for money to do it, is ignored. That, after years of demonstrating that GMA mandates attention be paid to geologically hazardous areas, a Drainage Utility was established and drainage control located on Rosario Road as far as the north edge of P19168, the County would still consider that parcel suitable for DNR management, a management that is allowed to protect Rosario Road from Dodson

Canvon, but not the private properties on both sides of it, shows a lack of attention given to topography, geology, hydrology and geomorphology that is demoralizing.

I would far rather have John Cooper apply the rules of GMA with the CAO guidelines as are mandated with Rural Reserve.

When this request comes up for SEPA Review, please give those of us with significant knowledge of the area, the risks and the possible mitigation enough time to help instead of the choice of voting or the pressure I have been under to find the best information for you in the files I have collected since the frightening storms of November 1990 when up-hill water was still completely uncontrolled and cliffs that had been stable for decades no longer were.

Sincerely,

A handwritten signature in cursive script, appearing to read "Carol Ehlers".

Carol Ehlers

**Del Mar Community Service, Inc.**

1004 Comercial Avenue #1111

Anacortes, WA 98221

(360) 299-2653

office@delmarcommunity.com



Date: November 19, 2011

William Wooding  
13540 Rosario Road  
Anacortes, WA 98221

Property Description: Parcel P19168  
13835 Rosario Road  
Anacortes, WA

To Whom It May Concern:

The above described property lies:

☒ Within the boundaries of the Del Mar Community Service water service area.

One residential connection to the Del Mar Community Service water system to serve the above described property:

☒ Will be available subject to the following stipulations marked:

☐ None

☒ Request for new water service connection is requested by an authorized agent of the property.

☒ Verification that all property and account balances are current.

☒ Member returns signed by-laws acknowledgement and the member certificate has been issued.

☒ Application for Installation of New Water Connection is received and installation fees are paid.

☒ Other: The parcel has one water share. If more than one residential water connection is required, additional water shares must be purchased along with payment of all past capital dues and assessments for each connection. There are currently 13 water shares available for purchase.

☐ Is not available under the present conditions for the following reason(s):

\_\_\_\_\_  
\_\_\_\_\_

THIS LETTER OF CONDITIONAL WATER AVAILABILITY EXPIRES ONE (1) YEAR FROM DATE OF ISSUE.

By:

Gracey Huntley  
Utility Manager