

Feedback Card

2016 Comp Plan Update
Rural Element Workshop
May 19, 2015

We want your feedback on the Comprehensive Plan's Rural Element. What do you see as the major issues facing Skagit County's rural areas in the coming years?

Your Name: Annie Lohman

Address: 15283 Sunset Rd, Bow

Email: _____

Your comp. plan maps are WAY too small to show the zoning detail. The Guemes map is more like the detail needed to show the specifics.

RECEIVED

MAY 19 2015

SKAGIT COUNTY
PDS

more information at www.skagitcounty.net/2016Update

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MAY 19 2015

SKAGIT COUNTY
PDS

Skagit County Planning Commission

May 19, 2015

RE; Comments on Comp Plan Rural Element Update,

1. Define Skagit County's rural character-- Agriculture and forest industries make and define our rural character.

2. What do you value most -- The ability to enjoy country living and being part of our Skagit County agricultural valley. Being able to produce agricultural products for market.

3. Concerns for present and future rural areas -- Biggest threat is the converting of our rural lands to conservation projects with no scientific support. Next we must prevent urban encroachment such as bicycle routes connecting rural areas to urban areas which will only expand and encourage urban encroachment eliminating our rural character.

Freedom from urban regulations.

Need to protect and enhance the economic viability of our existing rural industries.

Need to recognize and protect rural/agriculture lands which do not now meet the AG/NRL zoning criteria.

We must protect and enhance the character and quality of rural areas in ways that promote our rural lifestyles and industries including agriculture farming activities and timber industry.



Randy & Aileen Good

35482 SR 20

Sedro Woolley, WA. 98284

360-856-1199

Submitted by Randy Good
for Public Record. May 19, 2015

APPENDIX F

"TAKINGS" CLAIMS CHECKLIST

In 1995, the Washington State Attorney General's Office issued a memorandum which outlined a process for jurisdictions to use to evaluate regulatory action with regards to legal claims based on "takings." The memorandum included a checklist to help jurisdictions determine whether a regulatory action may raise questions of constitutionality and may require review from legal counsel.

An affirmative answer to any of the questions in the following checklist does not automatically mean that a takings has occurred, but rather it indicates that there could be constitutional issues which may warrant consult with legal counsel.

1. Does the regulation or action result in a permanent physical occupation of private property?

A regulation or action that results in the permanent physical occupation of all or a portion of private property will generally constitute a taking.

2. Does the regulation or action require a property owner to dedicate a portion of property or to grant an easement?

Regulations requiring the dedication of property or granting an easement should be carefully reviewed. The dedication of property must be reasonable and proportional, specifically designed to prevent or compensate for adverse impacts of the proposed development.

3. Does the regulation or action deprive the owner of all economically viable uses of the property?

A regulation or action that prohibits all economically viable or beneficial uses of the land will likely constitute a taking. Regulations or actions that require all of a particular parcel of land be left substantially in its natural state warrant careful review. However, a jurisdiction may be able to avoid liability for just compensation only if it can demonstrate that the proposed uses are prohibited by nuisance laws or other pre-existing limitations on the use of the property.

It is also important to analyze the regulation's impact on the property as a whole, not just a portion of the property, and assess whether there is any profitable use of the remaining property available. The remaining use does not necessarily have to be the owner's planned use, a prior use, or the highest and best use of the property. The assessment should take into consideration the extent of interference with a property owner's reasonable investment-backed development expectations.

4. Does the regulatory action have a severe impact on the landowner's economic interest?

In determining if a taking has occurred, courts will often compare the value of a property before and after the impact of the challenged regulatory action. Although a reduction in property value alone may not constitute a taking, a severe reduction in property value often indicates a reduction or elimination of reasonably profitable uses.

5. Does the regulation or action deny a fundamental attribute of ownership?

Regulations such as the right to possess, exclude others and dispose of all or a portion of the property, or other actions or regulations which deny a landowner a fundamental right of ownership are potential takings.



Kittitas County Community Development Services

Darryl Piercy, Director

WHAT A COUNTY COMPREHENSIVE PLAN UPDATE IS AND IS NOT

The Initial County Comprehensive Plan and all updates, under the State of Washington Growth Management Act (GMA), are generalized coordinated land use policy statements of the governing body of a county that is adopted pursuant to RCW 36.70A. The legislature adopted the Growth Management Act to address the effects of uncoordinated and unplanned growth.

A County Comprehensive Plan and all updates are based on statutory goals addressing urban growth, reduction of sprawl, transportation, housing, economic development, property rights, permitting, natural resource based industries, open space and recreation, environment, citizen participation and coordination, public facilities and services, and historic preservation. The Comprehensive Plan and all updates consist of mandatory and optional elements and supporting maps. Mandatory elements include a land use element, housing element, capital facilities plan, a utilities element, a rural element, and a transportation element. Optional elements include conservation, solar energy and recreation. Sub area plans are also optional.

County Comprehensive Plans and all updates are to be coordinated with those of the incorporated towns and cities within the county. County development regulations such as zoning and subdivision codes must comply with the County Comprehensive Plan. Each county is required to provide a full comprehensive plan to the State of Washington, Dept. of Community Trade and Economic Development (DCTED), every 10 years after the adoption of the original document under the GMA. Individual counties adopt scheduled annual update by ordinance.

A Comprehensive Plan Update is:

- A checkpoint to evaluate the effectiveness of the current plan.
- A reflection of the core values of the County as approved by the County Commissioners.
- A statement of goals to reflect those core values approved by the County Commissioners.
- An internally consistent document to which development regulations and countywide planning policies must be consistent.
- A reflection of the policies of the County Commissioners with citizen input through a public participation process.
- Direction for land use policy decisions based on a projection of 20 years into the future.
- An opportunity to reflect changes over the preceding years since the last update that reflect changes to the character of the county.

A Comprehensive Plan Update is not:

- An opportunity to start from scratch (in other words an update builds upon previous work and reflects changes that have occurred over time).
- An opportunity to make radical core value changes.
- A document that reflects a singular philosophy (i.e. it is based on broad public opinion through public participation which is the source for input for change or no change to parts of the current plan).
- A document that reflects only unincorporated county land use policies without consideration of city and town policies reflected in their Comprehensive Plan updates.

Skagit County Planning Commission
Mount Vernon Wa. 98284

Submitted by
Randy Good
for Public Record.
May 19, 2015

April 7, 2015

RE; Comments on 2016 Comp Plan Transportation Element Update;

At the Mar. 17th. Planning Commission (PC) workshop a public comment period was not held. Time was limited at group sessions, some comments did not get written down, a public comment period would have provided a chance for the public to know their voice was heard, instead of filling out a small feedback card that asked one question and might be read.

Was the PC aware of a lobby display at the workshop identifying the Centennial Trail -Sedro Woolley to Snohomish that has never gone through any public process? The trail goes through private property without landowners knowledge or approval and is a discredit to this process.

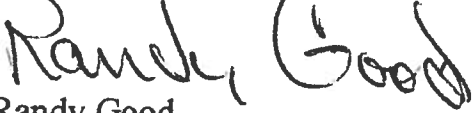
Looks like planning dept. staff has put the PC in the role of forcing projects onto the citizens without the citizens knowledge and input. Presentations before the public must be kept credible and honest by requesting information and dialogue from informed citizens the same way as you do from county staff.

The PC is it's own entity with the duty and responsibilities to represent the citizens because you are the voice of the citizens. The PC should solicit and encourage public input, with public meetings where interaction and dialogue is permitted. There must be ample time after public meetings for citizens to comment to the PC, before the PC considers and deliberates citizens input to make recommendations to commissioners.

Planning Dept. staff's duty, is to provide support information to the PC members not discredit citizens input or promote staff's agenda. During the Dec. 2014 Budget/TIP Hearing county attorney Walters, misled and manipulated PC members

by inviting the parks director and a parks board member for over a 30 minute conversation on obsolete Cascade trail issues, that were completely off topic. Audience members informed on the issues with the correct information were not asked for any rebuttal. Citizens attend PC deliberations prepared to answer any questions from PC. The PC did not consider or deliberate testimony citizens presented on environmental, safety and financial issues which were the issues that needed to be addressed. Two attached documents demonstrate how misled and misinformed the PC was by Walters and parks dept. personnel.

A training session for all county advisory committee's, board's and this planning commission is desperately needed. A training session to inform all citizens on the proper functions, duties, responsibilities and the requirements the chairperson and members need to follow to make it a successful self entity committee or board.



Randy Good

35482 SR 20

Sedro Woolley Wa. 98284

360-856-1199

Attachments;

Town of Concrete letter to County Commissioners Nov. 30, 2014.

WSDOT Newsletter- Designation of SR 20 Anacortes to Idaho border as
USBicycle Route 10 June 2014.



Town of Concrete

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Denise DuVamey

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Alan Wilkins, director
Rich Philips, asst. director
James Luttrell
Dale Angell

Building Inspector

Jack McCormick

Town Council

Jack Mears
David Pfeiffer
Michael Bartel
Marla Reed
Ginger Kyritsis

November 30, 2014

Commissioner Ron Wesen
Commissioner Ken Dahlstedt
Commissioner Sharon Dillon
1800 Continental Place, Ste. 100
Mount Vernon, WA 98273

Dear Commissioners:

This is in response to an idea that apparently has been discussed, regarding paving the last two miles of the Cascade Trail; that is, the portion that lies within Concrete town limits and extends to Grasmere.

I write this with very little knowledge of the details of this proposed project. I first learned of it through unofficial channels. It is my hope that as discussions of this project continue, Town of Concrete will be given official notice and allowed to participate in the conversation.

I brought this subject to the November 24 Town Council meeting, where it met with unanimous disapproval. I share the council's opinion. Paving any portion of the Cascade Trail would have the following detrimental outcomes:

- It would facilitate unlawful use of motorized vehicle on the trail.
- It would discourage—and in horse owners' minds prevent—horseback riding on the trail.
- It would introduce an impermeable surface in a very wet climate.
- It would add cost to any future effort to convert the trail back to rail use.

Town of Concrete views the proposal to pave portions of the Cascade Trail as nothing more than a waste of money. If the county is looking for opportunities to spend money, Town of Concrete will gladly accept \$30,000 immediately, so that we can mitigate a poorly managed stream that threatens properties in town when it floods.

I welcome the opportunity to learn more about the paving proposal. Please feel free to contact me at goodwords@frontier.com or 360.853.8213.

Sincerely,

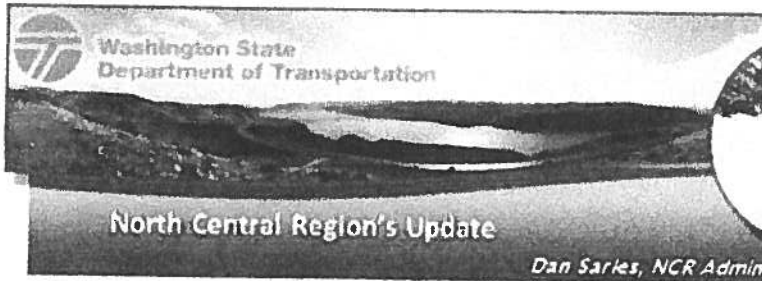
Jason Miller, mayor

cc: Concrete Town Council





North Central Region Newsletter - June 2014



Would 416 miles of SR 20 from Anacortes to Idaho border, along with 172 miles of side routes be designated a Federal U.S. Bicycle Route if SR 20 was not safe to ride bicycles and walk on. Sedro Woolley east on SR 20 has 9 foot shoulders with vehicles crowding the center line to give bicyclists more room. Whatcom County has narrower shoulders on many of their highways that are marked with bicycle route signs.

June 27, 2014

Welcome to the June North Central Region WSDOT monthly newsletter. This issue focuses on stories with only two wheels!

Among the six new "U.S. Bicycle Routes" approved this month by the American Association of State Highway and Transportation Officials (AASHTO) is the first designated route in the system in Washington State. It is SR 20, which includes the North Cascades Highway section with Rainy and Washington Passes, Loup Loup summit, Wauconda summit and Sherman Pass in the Eastern Region. SR 20 is referred to as U.S.B.R. #10 on the U.S. Bike plan and covers 416 miles with 172 miles of side routes including connections to British Columbia. SR 20 passes through Skagit, Whatcom, Okanogan, Ferry, Stevens and Pend Oreille counties and through 18 cities and towns from Anacortes on Fidalgo Island to Newport at the Idaho border.

Eventually "Bike Rt. 10" is to link the northern tier states from Washington to Maine. It does connect us with the effort to complete the National Corridor Plan established in 2005. However it does not include grants or funds for route improvements.

One local bicycle project was completed in time for Memorial Day on SR 150 at Rocky Point between Manson and Chelan. There are new flashing beacons in place to alert drivers to bicyclists ahead. This \$16,000 system is the first-of-its-kind. Its solar powered yellow lights are automatically triggered when a bicycle passes, calling attention to the "Narrow Shoulder" and "Watch for Bikes" signs.

The project began three years ago when we were contacted by a Manson resident concerned about the increase in vehicle and bicycle traffic on the highway. Over the next two years, we analyzed traffic and collision data and reached out to residents and user groups who confirmed the need. Flashing beacons were determined the best alternative, but bringing power to the site was too expensive. Eventually, a solar panel system combined with the detection system was developed.

Here's a link to pictures of it on Flickr: www.flickr.com/photos/wsdot/sets/72157644730059387/

We pushed to get the bike beacons installed by Memorial Day since May was National Bike Month and Washington was honored for the seventh time as the most bicycle friendly state. Bike month is focused on education and safety for both drivers and riders. This also supports WSDOT's strategic plan - "Modal Integration" is one of six goals. Its priority outcomes are: reducing fatalities and serious injuries, aligning the operation of all modes in strategic corridors for the greatest capacity to move people and freight.

Reducing bicycle fatalities and injuries also aligns with Governor Inslee's state initiative, the Washington Traffic Safety Commission's Target Zero program as well as WSDOT's Bicycle and Pedestrian Plan. During the past 10 years, our Bicycle/Pedestrian plan has invested \$44 million in more than 100 improvement projects at 80 pedestrian and bicycle "risk" locations.

Another "two wheeler" issue getting attention is motorcycle fatalities. While only one was fatal, we've recorded five motorcycle collisions on state highways over the past four weeks in this region. Between now and the end of August, WSDOT, the Department of Licensing and the Traffic Safety Commission are putting up 17 large



VANISHING FARMLAND

Why are we destroying the farmland that feeds us?

More than 150,000 acres - half of Skagit County's farmland - has been lost since the 1940's. Skagit soils rank in the top 1% in the world in yield per acre and must be preserved.

HANGING IN THE BALANCE

Under Skagit County's **FARMLAND LEGACY PROGRAM** (FLP), local property taxes, public and private grants and local tax-deductible contributions are used to purchase farm development rights to ensure the land remains in production.

Of the 10,000 acres protected by the **FARMLAND LEGACY PROGRAM** forever, farm owners continue to work the land without having to worry about development threatening their land.

Approximately 83,000 acres of productive farmland remain in Skagit County today.



HOW CAN YOU SAVE FARMLAND?

Make a tax-deductible contribution to the **FARMLAND LEGACY PROGRAM.**

Complete the form on the reverse side and send with your donation to *Skagit County FLP*
1800 Continental Place, Mount Vernon, WA 98273.

Or use your credit card at www.friendsofskagitcounty.org
Click the "Network for Good" button and mark the contribution for "Skagit FLP." Friends will send your donation to the FLP program for you.

For more information, go to www.skagitcounty.net/