



BUREAU  
VERITAS

Berryman & Henigar

## MEMORANDUM

**Date:** October 24, 2005  
**To:** Fidalgo Island Subarea Plan CAC  
**From:** Roger Wagoner, Berryman & Henigar  
**Re:** CAC meeting 10/20/05

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**Attendance:**

**CAC:** Ed Goodman, Tom Stowe, Terry McNeil, Tom Glade, Bill Wooding, Mike Trafton

**TAC:** Bob Bell, Ian Munce, Konrad Kurp

**Consultants:** Roger Wagoner

**County:**

**Other:** Mike and Mary Goodman, Lori Sherman, Tom Conroy, Carol Ehlers

**Public Comment**

**Ehlers:** Described the special meeting and BOCC resolution regarding the Yokeko/Dewey Beach/Quiet Cove special septic meeting. WAC 246-272 is being replaced by WAC 246-272A in July 2007 pertaining to septic system inspection requirements. Article 272A-0230(2)(c) says that “no surface water can outlet onto septic drain fields.” This may create considerable additional work to correct drainage from roads, adjacent properties. Etc. Further information can be obtained from Dave Lenning of the state Department of Health at 888.586.9427.

As a representative of the Del Mar Water Association, Ehlers opposes the draft Utility Element language pertaining to the Association’s responsibilities under state law. In addition, the Association is upset that it is not notified of the CAC meetings and other subarea plan activities.

Gary Christensen, Director of county DPDS wants the CAC’s input on LAMIRDs. Kirk Johnson has written a letter to the Planning Commission as the county’s resident “lamirdologist”.

The plan should address county regulation of mining operations as well as MRO mapping and land use designations.

**Conroy:** Distributed a paper entitled “Deception Pass State Park’s Unchecked Expansion into South Fidalgo’s Residential Neighborhoods.” Concerned that neither the state nor the County will improve roads that are being used to access the state park trails if no parking is provided at the trail head. Suggests plan language: “Designated public access points to state parks shall not be located within residential neighborhoods. Local residents may continue to use primitive trails to access as pedestrians these same public lands as they have in years past.”

Kurp: Stated that the Bay View Ridge Subarea Plan has a drainage element. S.Fidalgo should as well. The Capital Facilities Element needs stronger language regarding landslide hazards, surface water pollution, etc.

### **Land Use**

Wagoner explained that he had come with maps and other materials to support the discussion of land use. We hope to complete the review of the Element and direct the next steps for the consultants. Review comments from the DPDS have been received. The draft Element has not been changed from the version that was distributed in August. The discussion centered around these points:

- Rural Reserve 10 acre zoning doesn't make sense. The code intent statement describes the zone as a buffer between residential and resource lands, which is not the case on S.Fidalgo. On the other hand, 5-acre zoning wouldn't be effective given the current development pattern. In addition, land values have increased so much that large parcels are driving the cost of housing and housing values and taxes so high that people have a difficult time keeping their homes and their families close by. With 2.5 acre lots, prices could be moderated and "you could still live in the woods".
- Stowe moved and Manning seconded a motion to recommend upzoning all of the Rural Resource land to Rural Intermediate. Wagoner said that while the current RI zoning has passed the Growth Board test, creating more 2.5 acre zoning could raise a red flag since the state's "brightline" for rural density is a 5 acre minimum. LAMIRDs were also discussed (see Ehlers' comments above). Wagoner's understanding of the state law and the County's use of LAMIRDs was that this approach is not intended to create more capacity, at least not at the scale contemplated here. Glade expressed strong opposition to this motion and to the notion that the area needs more development capacity. He has stated this before in previous meetings. He feels that if the County enacts this zoning change, it will be challenged. When the question was called, all members of the CAC present except Glade voted in favor. Glade voted no.
- Stowe presented an analysis of the current list of allowed uses in the RRv and RI zones (attached). He recommends deleting many of them as inappropriate for S.Fidalgo. He moved approval of the recommendations, seconded by Glade. After some discussion, Manning offered a friendly amendment to table the motion until the next meeting so that committee members have time to review the analysis. All members present except Glade voted to table. Glade voted no.
- Glade moved to have a survey of the area done to ask whether the proposed zoning change was acceptable. The motion died for lack of a second.
- Glade moved to have the record state that changing the zoning to a "non-rural" density was against the law (GMA). That motion died for lack of a second.
- Wagoner asked for confirmation that in addition to the zoning proposal, the CAC was still opposed to CaRD subdivisions and were directing the consultants to state this in the Element. This was confirmed as voted at the September 29 meeting.

### **Transportation**

The August Draft Element has been reviewed by the county Department of Public Works, with a few minor changes. Tom Stowe provided written comments that are attached. The CAC wants to strengthen the non-motorized transportation section in two ways. Bicycle and pedestrian improvements should be made to Havekost Road starting at the Anacortes city limits connecting to Rosario Road extending to the State Park. The improvements would primarily be widened paved shoulders and a paint striping. The

County should prepare a plan for this project and seek funding or provide internal funding from the road fund. Also, the Public Works and Planning Departments should work on coordinating plans for on-road and off-road trail connections.

### **Capital Facilities**

Comments on the August Draft Element have not been received from Public Works as yet. Tom Stowe provided written comments (attached). The CAC believes that more work should be done on drainage issues. A number of county studies were mentioned. Wagoner will talk to the County about compiling these into a background report. Drainage basins should be delineated, if they have not already been. The County should establish a work program for preparing a drainage analysis of the subarea over some phased time period, perhaps based on “hot spots” that the community can identify.

### **Consultant Work**

Wagoner will alert the DPDS of the CACs actions and suggest that it might wish to be present at the next meeting to discuss the proposed zoning change. Consultants will prepare an analysis of the potential development capacity of the RI rezone in comparison to the other capacity analysis that has been done. The Draft Elements will be revised to incorporate the County’s comments, Tom Stowe’s comments, and any other comments that have been received. The revised drafts will be distributed prior to the next meeting.

### **Next Meeting**

The next meeting will be held on **Tuesday, November 15**, at 7pm at the Dewey Beach Fire Hall. The final open house is 4 – 7 p.m. December 8 at Fidalgo Elementary.