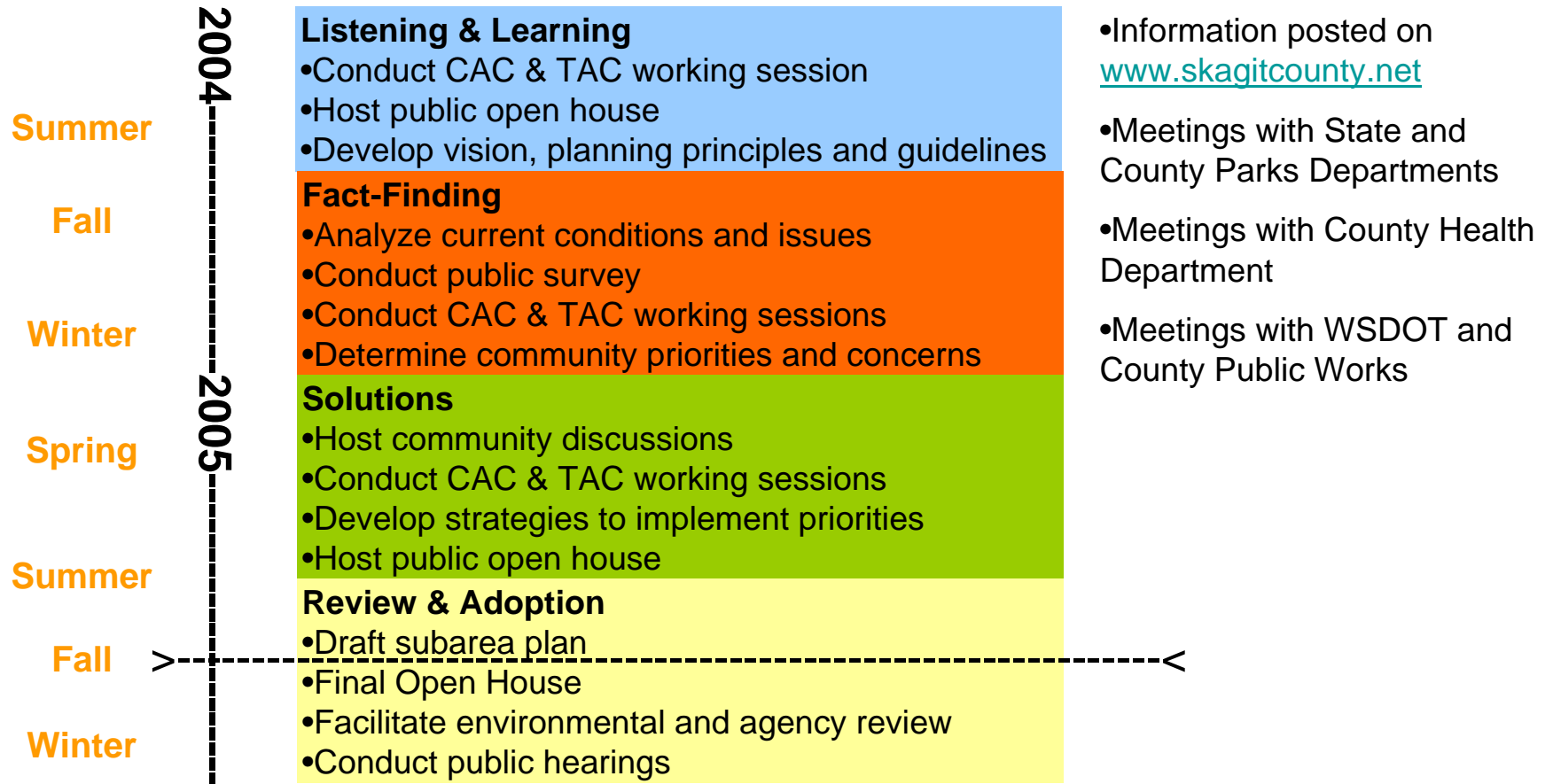


WHAT HAS BEEN THE PROCESS? NOVEMBER 2005

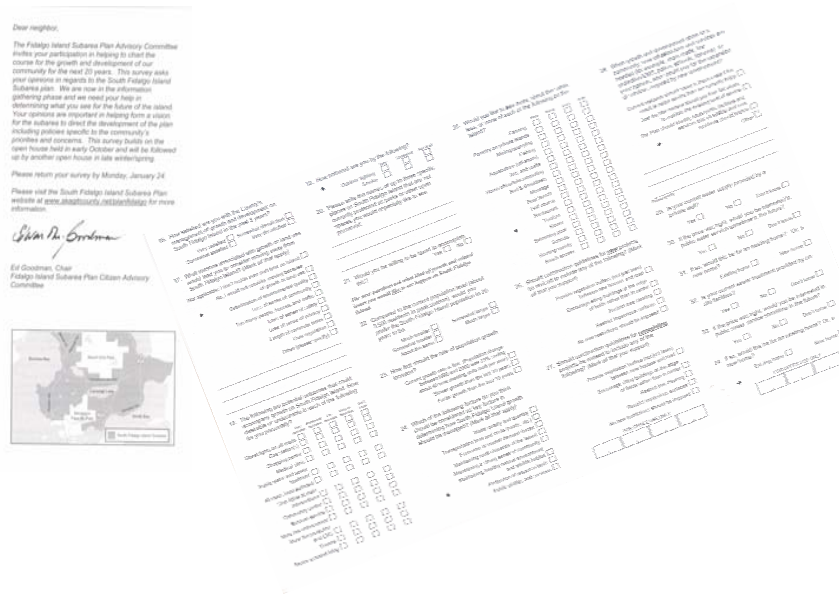
Timeline



PUBLIC OPINION SURVEY RESULTS

Survey Returns

Over 2,500 surveys were mailed out to Fidalgo Island residents in early January. A total of 439 were returned, a 20% response rate.



Respondent Statistics

- 83% of the respondents own property on Fidalgo Island
- The majority of the respondents own less than 6 acres of land
- 75% of the respondents resided on Fidalgo full time in the last year
- 42% of the respondents are retired
- 30% of respondents earn income from work performed on Fidalgo Island
- The majority of the respondents have lived on Fidalgo for more than 10 years

PUBLIC OPINION SURVEY RESULTS

Themes:

- Zoning is appropriate (66.4%) – current uses and lot sizes should stay the same
- Roads are adequate (50.9%)– current laws should be enforced
- Some improvements should be made for non-motorized transportation (45.4%) – walking and biking
- Rural character is important to Fidalgo Island (83.8%)
- The physical environment should remain similar (39%) – more healthy habitats and recreation opportunities
- Higher populations that could lead to environmental deterioration and loss of sense of safety or privacy could lead people to move away (47.9%)
- Most people prefer the current population size, and would like to see a slower growth rate (72.8%)

How these results can be applied to the Subarea Plan:

- Provisions for non-motorized transportation
- Retain small scale of public facilities and commercial uses
- Retain appropriate size housing and buffering
- Maintain sense of safety
- Improve recreation and access opportunities
- Maintain healthy habitats for fish and wildlife
- Protect resources such as trees and open space
- Monitor population growth



ZONING BASICS

Rural Intermediate (RI).

“provide and protect land for residential living in a rural atmosphere, taking priority over resource land uses.”

Long-term open space retention and critical area protection are encouraged. CaRDs are the preferred development pattern within this district. The Rural Intermediate (RI) designation applies to rural areas where the average existing and/or surrounding parcel density is predominantly more than or equal to 1 parcel per 2.5 acres not including any lands within a UGA. The RI zoning is mainly residential, but other uses are allowed under certain circumstances.

Rural Reserve (RRv).

“allow low-density development and to preserve the open space character of those areas not designated as resource lands or as urban growth areas.”

Lands in this zoning district are transitional areas between resource lands and non-resource lands for those uses that require moderate acreage. They establish long-term open spaces and critical area protection using CaRDs as the preferred development pattern. The Rural Reserve designation only applies to all rural areas not designated as Natural Resource Lands or Rural Intermediate that are not included within an Urban Growth Area or Rural Village. A maximum residential gross density of 1 dwelling unit per 10 acres may be increased to 1 unit per 5 acres in Conservation and Reserve Developments.

Other zones that exist, or could be applied to the Island include:

- Rural Center (RC)
- Cottage Industry/Small Scale Business (CSB).
- Rural Business (RB).
- Rural Resource—Natural Resource Lands (RRc-NRL).
- Mineral Resource Overlay (MRO).
- Public Open Space of Regional/Statewide Importance (OSRSI).

Planned Unit Developments

Planned Unit Developments are special zoning overlays that encourage creative site design to use land better than is possible in standard subdivisions. Usually, this means holding to the gross density of the underlying zoning, but with flexibility in setbacks, road widths, and other requirements. Most PUDs require some percentage of the site to set aside as permanent open space. These areas are usually owned in common by all of the homeowners and are managed by their homeowners' associations. Some PUDs allow density bonuses and some don't. Skagit County does not currently allow PUDs, but it is possible that this approach could be adopted for use in the South Fidalgo Subarea.



WHAT ARE THE EXISTING DEVELOPMENT PATTERNS?

NOVEMBER 2005



Less than 2.5 acre parcels

Many smaller parcels exist from previous zoning. Many of these parcels are close to $\frac{1}{2}$ or $\frac{3}{4}$ acre in size. These parcels are not isolated, but are grouped in areas like Dewey Beach, Gibraltar, and Del Mar.



2.5 to 5 acre parcels

Many between size parcels exist from previous zoning and irregular parcel sizes.



WHAT ARE THE EXISTING DEVELOPMENT PATTERNS?

NOVEMBER 2005



5 to 10 acre parcels

Parcels are pre-existing from previous zoning and irregular sized parcels.



10+ acre parcels

Fewer large parcels exist on Fidalgo since much of the island is either currently built on, or is unbuildable due to environmental conditions. Most of these larger parcels are located in the northwest and southwest parts of the island.



WHAT IS A CaRD?

A CaRD is a **C**onservation **and** **R**eserve **D**evelopment. This is a method of residential land development that preserves rural character by setting aside the majority of the property in open space. CaRDs are allowed at 1 unit per 2.5 acres in the Rural Intermediate zone or 2 units per 10 acres in the Rural Reserve zone. The open space designation may not be permanent and could be developed at a later date depending on the category of open space.



Bella Vista CaRD 4 lot short plat south of Mount Vernon.



Fox Hollow CaRD 4 lot short plat in north Skagit County.

WHAT IS RURAL?

Below is a series of images intended to evoke ideas of rural character in the Fidalgo Island Subarea. Some images are from the Fidalgo area, others are not.

Non-motorized amenities



1. Sidewalks



2. Walking Trails



3. Rustic Trails



4. Cross Walk

Rural Roads



1. Paved Shoulders



2. Wide Shoulders



3. Roadway Lighting



4. Gravel Roads

Rural Services



1. Grocery/Gas



2. Shopping Center



3. Community Center



4. Public Services

Density



1. Small Shoreline Lots



2. City Density



3. Clusters



4. Large Lots



NOVEMBER 2004 OPEN HOUSE PRIORITIES

Below are priorities identified at the November 2004 Open House from comments made on boards, comment forms, and dots placed on boards.



Zoning/Land Use – 38%

- Maintain low density
- Reduce building
- Leave it “as-is”
- Enforce existing rules



Utilities – 10%

- Underground utilities
- Coordinate with Anacortes
- Water and sewer throughout
- Make sure there is infrastructure to support new developments



Transportation – 8%

- Better non-motorized transportation access
- Bus service
- Enforce rules, reduce speeding
- Increase safety
- Reduce traffic



Parks/Open Space – 10%

- Preserve open space
- Connecting trails and parks
- More access



Natural Resources/ Environment – 14%

- Protect wildlife
- Clean air and water
- Reduce tree clearing



Other – 21%

- Concern about increasing population
- Increasing taxes
- Need better code enforcement
- Needs diversity



MAY 2005 OPEN HOUSE PRIORITIES

Below are priorities identified at the May 2005 Open House from comments made on boards, comment forms, and dots placed on boards.

Zoning/Land Use

- Zoning is appropriate
- Keep low density
- Minimal multi-family uses
- Minimal commercial uses

Utilities

- No sewers
- Need to leave room for septic on lots

Transportation

- Roads are adequate
- Some improvements should be made to non-motorized transportation
- Wider paved shoulders needed
- No new roads
- Enforce speed limits

Parks/Open Space

- Preserve open areas

Natural Resources/ Environment

- The physical environment should remain similar
- Keep the trees, wildlife, and nature
- Ensure the health of the local water bodies

Other

- Rural character is important
- The current population size is good; growth rates should be slower than the past 10 years

