

I. Introduction – How I became interested in water issues.

Thank you to those who worked to put this meeting together.

* Local residents –Blanchard Mountain Park district - Alger Subarea Plan

* Legal Notice of DOE in SV Herald Feb. 21, 2011 – permit application to appropriate public waters of 50 gallons per minute (calculates to 72,000 gal.per.day).

?? What is being planned? Recreation Resort??

* Review of file PL 10-0383 in Planning Dept. and copy of maps.

* Letter of introduction to Sarai.

II. Power Point Presentation

Slide #1 – Plat for Long CaRD - nine 1-acre lots on Wood Road.

Illustrates the road access and the streams that surround the site.

Slide #2 – Zoning of Section 32 and surrounding areas – Forest and Rural Resource.

Includes Rural Reserve and Mineral Overlay parcels.

Slide #3 – Illustrates western side, Colony Road, Chuckanut Drive and Samish Bay.

Slide #4 – Auditor’s map Section 32 – Illustrates lot line adjustments creating two 90-acre parcels and logging road access to Wood Road. PS103, LLC – BS80, LLC

Slide #5 – Plat of Blanchard Knob – Illustrated location of the 9 lots at the north end and Includes topographical elevation height of 1,150 ft. (top portion)

Slide #6 (south portion) Illustrates the location of 2 wells at the south intersection with Wood Road and includes topographical elevation height of 360. Road was designed to fit drainage pattern.

* Well logs map & search from County Health Dept. reveals 36 wells in Section 32. Both wells were drilled in Aug. 2008. Copies are in my file.

Slide #7 – DOE Well Log Images Map – (top segment) a 1-mile grid section-map and aerial view of the Blanchard Mountain, creeks, the Samish River, roads, Hi-ways, Alger, Bow on the east and Edison, Samish Bay to the west. Whatcom/Skagit County line and Lake Samish is on the North.

(The best illustration of the total picture of the Blanchard Mountain area)

Slide #8 – (bottom segment of Well Log Map), illustrates section 23 with 10 well log symbols that represents 36 total well sites. Quarter sections lines drawn to illustrate SW of SE quarter of 32 is the location of the two wells while the 9 lot development occurs on the NW, of NE quarter of 32, a mile from well site to water tank for the development.

Slide #9 – Nooksack WRIA (Water Resource Inventory Area) This illustrates Lake Samish that flows into Friday creek and to the Samish River, and also Lake Whatcomb flowing to the Samish River coming from the numbered sections of the Nooksack. This includes the Blanchard Mountain area.

Slide #10 – Skagit County GIS Map – This illustrates the relationship of the Skagit County creek basins to the Nooksack WRIA.

Blanchard Nob
To: Sarai Stevens
From: June Kite

4/20/11

To introduce myself -- How I got interested in land use. I am a farmer's daughter, raised my family on Starbird Road zoned rural. In the 1990's there was proposed a 120 lot residential development and golf course utilizing well water for domestic use and to water the golf course. I knew nothing about local government or development rules. From there I set out to learn how the system works and learned that if you don't like the rules then you work to change the rules.

The Growth Management Act was adopted in 1990 by Washington State and the 1000 friends of Washington had been working to develop the policies that would protect natural resource lands (agriculture, forest and fisheries resources) from over development. Friends of Skagit County was formed, (a GMA advocacy group) and worked with Planning and Development Services to develop County regulations in compliance with State GMA. Members of FOSC have participates in Citizen Advisory groups.

Today, 20 years working under GMA, we look at how are we doing?? We have come a long way in protecting the prime agriculture lands, we are working on cleaning up the waterways for fish habitat, but are we protecting forestland from over development?

Zoning is about how land is used and amount of development that is good. What is **urban**? We think of urban as residential and commercial, streets and traffic. **Rural** is open space to own a piece of land with room to build a home and work the land. Then we begin to understand what **density** means. How many homes can be built on what size of land parcel? Prime Agriculture land is 40 acres. Industrial forest is 80 acres. These are the industrial resources and major economic factors for Skagit County.

2ndary forest is generally 40 acre parcels that is a buffer zone between higher density of residential development and the Industrial forest. The 40-acre parcel may be subdivided into 20 acres parcel. At these densities the property owner can both live on and work the land. The best use of the land is still considered for forest/wood lots.

That brings us to **CaRD** regulations. (Conservation and Reserve Development). The CaRD ordinance permits 1-acre lots in rural lands providing the lots are clustered, or adjoining, to minimize construction and utility costs and reserve the remainder in open space. Short CaRDs are limited to 4 residential lots.

In the **Rural Resource** zone parcels are 40 acres in size may subdivide into 4 (four 10-acre lots or with a Short CaRD would be able to double the density and have 8 (eight 1-acre lots) and the remaining 30+ acres in open space. This then becomes a Long CaRD because it has more than 4 lots. This is the case with the proposed Blanchard Nob proposal off of Wood Road.

Subdivision plat #PL10-0383 – was recorded in the Planning Files on 8/23/10 for a 9 lot CaRD with 82 acres in a protected open space lot.

What caught my eye was the Public Notice in the Skagit Valley Herald February 21, 2011 (a Monday and the County publishes county notices on Thursdays) was a State of Washington Dept. of Ecology for appropriation of public waters from a well in the amount of 50 gallons per minute for multiple domestic supply. This calculates to 72,000 gallons per day and is much more than would be needed for a short CaRD subdivision.

Review of the file in the Planning Department indicated proposed 2 wells to be interconnected to supply storage tank for 47,000 gallons and fire hydrants. Planning staff graciously made copies of the proposed development and zoning maps of the surrounding area. It was also revealed that the lot adjacent to this CaRD was also being considered for another Long CaRD development. And ecology thought there were to be 27 lots in total when the stages were completed.

It is my understanding that the project is waiting for Ecology to grant water rights for the use of well water. Ecology has been limiting new water rights in other rural areas of the County where low flow streams and fish flows are being watched closely.

Water rights, storm water runoff, pollution and flooding are also concerns of Ecology as well as the rural population of Skagit. County.