NPSEN-PL-E   15 November 1978

MEMO FOR: RECORD

SUBJECT: Flood Plain Development - With and Without Skagit River Levee
          and Channel Improvement Project

1. On 14 November 1978, I met with Mr. Bob Schofield, Skagit County Planning
Director, and Messrs. Otto Walberg and Terry Stevens of his staff to discuss
current flood plain development and alternative futures with and without
additional flood protection. The following information was obtained:

    a. Essentially the entire flood plain below Sedro Woolley is zoned
"Agriculture." The currently adopted comprehensive plan indicates a con-
tinuation of this zoning. A 30-acre minimum lot size is required for resi-
dential construction on land zoned "Agriculture."

    b. In certain isolated areas located on land currently zoned "Agriculture,"
there are a few preexisting lots of record (land platted in the late 1800's
and early 1900's) on which the county has no authority to stop residential
development that will be flood proofed. Residential development has and is
currently taking place on these platted lots. As an example of this develop-
ment, county records show that between 1973 and March 1978, 15 residential
structures were built and five mobile homes were located on agriculturally
zoned flood plain land in the Avon area. No attempt at flood proofing was
evident to me from a quick look at these structures.

    c. In addition to the Avon area, development in the flood plain is
currently taking place in west Mount Vernon (commercial and residential),
George Hopper I-5 interchange, just north of Mount Vernon city limits
(commercial), and in east Burlington (residential). With the exception of
the George Hopper interchange area and east Burlington, which are expected
to develop faster with flood protection, our project is not expected to
induce flood plain development.

    d. The cities of LaConner and Conway have no plans to annex surrounding
agricultural land for future urban development.

                                   J. R. SMITH

cc:
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Thompson/Vogler
Worthington/Brooks   file. LOCAL
Mettling

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