

Town of Concrete Economic Development Commission  
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Town of Concrete  
Economic Development Commission

Meeting Agenda

April 12, 2023 - 6 p.m.

**Economic  
Development  
Commission Members**

Ger van den Engh

Karla Massingale

Dinah Kinney-Chair

Pro-tem

Anne Bussiere - Chair

Wiley Moore

John Boggs

Sharon Riels

**Town Council Liaison**

Stephanie Semro

1. Call Meeting to Order
2. Pledge of Allegiance
3. Roll Call
4. Old Business
  - i. Meeting Minutes – January 11, 2023 (pages 1-2)
  - ii. Workshop Minutes – February 8, 2023 (pages 3-5)
  - iii. Workshop Minutes – March 8, 2023 (pages 6-9)
  - iv. Vision Statement Discussion (pages 10-15)
  - v. Updates
5. New Business
6. Other Business
7. Announcements - Next Workshop – May 10 - 6pm
8. Adjournment

**Town of Concrete**  
**Economic Development Commission Meeting**  
**January 11, 2023**

**Call Meeting to Order:** The meeting was called to order at 6:12 p.m. Chair Anne Bussiere led the gallery in the Pledge of Allegiance.

**Roll Call: Economic Commission Members:** Dinah Kinney, Anne Bussiere, Wiley Moore (Zoom), and John Boggs.

Anne Bussiere made a motion to excuse Ger van den Engh, Karla Massingale and Sharon Riels. Dinah Kinney seconded the motion. The motion carried unanimously.

**Liaison:** Stephanie Semro.

**Audience Members Signed In:** None.

**Appointment/Reappointment of Chair and Chair Pro-tem:** Dinah Kinney made a motion to stay with the current Chair and Chair Pro-tem. John Boggs seconded the motion. The motion carried unanimously.

**Approval of Minutes:** October 12, 2022 meeting and November 9, 2022 workshop: Dinah Kinney made a motion to approve both sets of minutes. Wiley Moore seconded the motion. The motion carried unanimously.

**Old Business:** Economic Development Plan Update Ideas: Anne stated this should be a living and constantly changing document. She stated some of the existing goals in the plan are fine, some have been completed and some either need to be updated or removed.

John stated the plan has goals, but the plan also needs to be actionable and state how to complete the goals.

Discussion ensued on where to start with the ideas that were submitted and how to begin updating the plan.

John stated they need to set the goal but then have ways listed on how to get there and how to measure success. He stated they need to have a good and detailed plan to take to council. Discussion ensued on the goals and now to define the actions. Discussion also ensued on funding, grant writing and the need to review other smaller community's Economic Development Plans.

John stated that networking and discussing with other entities how they are accomplishing economic development could be helpful. It was stated to review plans from places like La Conner, Winthrop, Twisp, and Orcas.

Anne stated the Chamber has been doing a lot and are listed as a partner in some of the tasks in the current EDC Plan. She also discussed the Bandago app that is being used by other towns and cities.

Anne stated that one of the items she would like to focus on is housing. Dinah stated that she is also interested in housing as well as updates to the zoning and the different housing options that could be available.

Wiley discussed the work he did on his ideas for the airport. He stated he did a lot of work and detailed 10-steps that are shovel ready and could be moved forward on quickly. He stated that he feels strongly about what he has put together and that the airport could be an economic driver for the town.

Further discussion ensued on the amount of information provided by Wiley, the other items in the EDC plan that need to be included and the ability to share information between commissioners by email.

It was stated to come with 4 or 5 items in priority order and then possibly schedule a workshop with the council to discuss the ideas and get their feed back on the plan before a final draft is brought to them for approval.

Discussion ensued on the use of committees. It was stated that John, Dinah, and Anne will meeting and narrow down the ideas, how to accomplish those ideas and start on a priority list which should include ideas on housing, education, airport, and historic preservation.

**New Business:** It was stated the committee meeting will take place on Thursday, January 19 at 1pm at Town Hall.

**Announcements:** Next workshop will be February 8 at 6pm.

**Adjournment:** Dinah Kinney made a motion for adjournment at 7:07 p.m. John Boggs seconded the motion. The motion carried unanimously.

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Anne Bussiere, Chair

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Attest: Dinah Kinney, Chair pro-tem

**Town of Concrete  
Economic Development Commission Workshop  
February 8, 2023**

**Call Meeting to Order:** The meeting was called to order at 6:00 p.m. Chair Anne Bussiere led the gallery in the Pledge of Allegiance.

**Roll Call: Economic Commission Members:** Ger Ban den Engh, Dinah Kinney, Anne Bussiere, Wiley Moore (via Zoom at 6:12p.m.), John Boggs and Sharon Riels.

Karla Massingale was absent.

**Liaison:** Stephanie Semro.

**Audience Members Signed In:** None.

**Old Business: Economic Development Plan Update Ideas:** Anne reported on the committee meetings that have been held since the last meeting. She stated they worked to summarize all the ideas and information that had been provided into what they believed is the vision of this group and what they want to work toward. She stated that she had reviewed the town's most recent Comprehensive Plan and liked the vision statement that was in there and stated that she has provided that within the summary as well. She stated they have condensed the previous goals down into four main focal points, housing, infrastructure, business support and community. She stated they then tried to list the ideas that had been provided under those four main goals. Anne stated that tonight, they need to work on reviewing those and then set a priority order.

Ger stated that he had read through this document and believes that it is deficient and that there is a lot of information that is lacking. He stated that he believes an economic development plan needs to have definitions of what the economics of the area are. He stated there is nothing in this document that discusses what the economy of the town is about and that he believes that needs to be known to know what direction they want to go. He stated there's discussion on small-town character and historic preservation but no specifics. He stated he believes this group needs to do a better job of defining the goals and the sections for each. Ger also stated that he believes the entire visioning statement needs to be rewritten and stated that he doesn't believe the current one is an actual visioning statement.

Anne asked Ger if he would like to write a visioning statement. Ger stated no and that he thinks it should be done as a committee. Anne stated a committee had met and that they had reviewed the comprehensive plan. She discussed that plan and the different elements within that document.

John asked if Ger had reviewed the comprehensive plan. Discussion ensued on the comprehensive plan, the economic development plan and different items and projects listed in those documents. It was also discussed what has been done, what has not been done, and how times have changed since some of those items were listed.

Mayor Reed stated an update to the current list is a good start. She stated some of the items on that list have been completed and there are still some items that need to be worked on. She stated that COVID had put a hold on a lot of things and put a stop on a lot of movement. She stated the town does not have a lot of funding, so focusing more on some of the smaller, less expensive items may be a good place to start. She suggested starting with the short-term projects and then move onto the medium- and long-term projects.

Discussion ensued on development, water availability, annexation, available land and properties in town, and housing.

Audience member Em Beals discussed different components of economic development and how to work together. She stated to look at what's being done, what is already done and discuss how to work together to get done what still needs to be done.

Dinah discussed the presentation that was given last year on housing and business development and the different options that could be explored.

Sharon discussed the Main Street program and how this program has been helpful for many different entities across the nation. She stated there are two types, Main Street Community and Main Street Affiliate. She requested permission to research this further.

Ger stated he still believes the information provided tonight is an empty document and needs to have more specifics, with specific goals, descriptions, and analysis. Anne stated that she did her best to summarize what had been provided. Dinah stated there was a lot of information to review and try to narrow down without getting too far into the weeds. She stated at this point, they just need to have a place to start.

Sharon asked Ger where he would start. Ger stated he would start with a description of the situation, what do we want and what do we not want, and strengths and weaknesses. Sharon asked what some of those are. Ger stated, first, the incredible, natural setting of the area. Sharon asked more about the first step, the description of the situation and what Ger believes that is. Ger asked if this committee is going to do this sentence by sentence, which he stated he believes is ridiculous. Sharon stated, that is how this document is going to get done and how they move forward.

Anne stated that maybe everyone again does some homework, writes down their ideas and thoughts.

Discussion ensued on the need for more housing and the potential the town has to grow. It was also discussed how the surrounding community contributes to the town financially. An RV Park, the past Primitive Campground project idea and getting the Eagles Nest and other hotels up and running, were all discussed as ways to bring people into town.

Anne stated that she believes EDASC has resources for assisting existing businesses as well as support and ideas for start-up businesses.

Anne listed homework before the next meeting:

Ger – Rewrite Visioning Statement

John – Talk to Sedro-Woolly about their successes and what’s working and what’s not as well as a property list of available properties in town.

Anne – Talk to EDASC about information they can provide and invite them to a Concrete EDC meeting.

Everyone – Submit thoughts and ideas.

Wiley stated he did not have many comments this evening and had just been listening. He stated one idea he had read about recently is a 3 to 5 in 3 to 5, which basically says to pick 3 to 5 projects that could be completed in 3 to 5 years.

He also stated the town has parcels of land which he understands most is being used but wonders if the town is using all the land it owns. He also discussed his ideas for the old fire hall, the town’s hangar, the town’s old shop and the town’s proposed new shop.

**New Business:** Anne asked about the plans for the old fire hall building. Mayor Reed stated they are working on a 5-year plan. It was stated a new furnace has been installed and the tower and roof removed. Mayor Reed stated it is a usable space for something.

**Announcements:** Next workshop will be March 8 at 6pm.

**Adjournment:** John Boggs made a motion for adjournment at 7:23 p.m. Dinah Kinney seconded the motion. The motion carried unanimously.

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Anne Bussiere, Chair

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Attest: Dinah Kinney, Chair pro-tem

**Town of Concrete**  
**Economic Development Commission Workshop**  
**March 8, 2023**

**Call Meeting to Order:** The meeting was called to order at 6:00 p.m. Chair Anne Bussiere led the gallery in the Pledge of Allegiance.

**Roll Call: Economic Commission Members:** Ger Ban den Engh, Dinah Kinney (via Zoom), Anne Bussiere, Wiley Moore (via Zoom) John Boggs and Sharon Riels.

Karla Massingale was absent.

**Liaison:** Stephanie Semro.

**Audience Members Signed In:** Bowen Beals.

**Old Business: Ger – Vision Statement Update:** Anne asked if everyone got a chance to read through the vision statement Ger had submitted.

Stephanie stated that she thought it was well written but believes it was a little on the negative sided and had a few typos. She stated with some word changes, she believes he did an amazing job and put a lot of time and effort into developing it.

Ger stated that it made him think a lot about other things as well. He stated as the EDC, he believes they need to promote and propose ideas that will increase the economy but that they also have be able to support their ideas and why they think they are important and why they think they will work. He discussed some of the different businesses in the area and how those businesses either support or do not support the economics of the community with the goods they sell. He also discussed how he believes imported money is a good thing. He also stated that he believes the most valuable resource in town is the generation of electricity and he finds it concerning that very little of that revenue flows back into the town and is curious how the town may be able to partner with PSE to change that.

Anne discussed money leaving the community. She stated as an example when the school or Girl Scouts do fundraisers, most of that funding does not stay here with that group, in this community but is shared with the fundraising company or with other groups.

Anne stated that she believes the mission or vision statement should be shorter and just a couple of paragraphs.

John stated that he would rather see the group focus on the community's economic health instead of the it's economic wealth.

Discussion ensued on the economics and the differences between economic health and economic wealth and how that is being interpreted by some of the commissioners. Discussion also ensued on education and employee training. Anne discussed Pacific Rim Tonewoods and how she

believes that is a good example of a local business that hires and trains locals. She stated that some companies prefer to train their own people and are not focusing so much on education anymore.

Anne requested that everyone review the vision statement and bring comments back to the next meeting. She stated that it needs to be whittled down to 2 or 3 paragraphs, but the information provided is good backup material for the actual vision statement.

Define Goals: Anne asked if anyone wanted to discuss the Three to Five in 3 to 5 idea. Sharon stated that she believes the easiest task that is the least expensive to accomplish should be their focus, such as removal of trash, junk cars and maybe the painting of homes and businesses. She stated these smaller tasks can have a big impact. John discussed that years ago, there were articles in the local newspaper that showcased certain properties who had been cleaning up their properties and painting their homes which encouraged others to do so. Discussion ensued on the town's clean up days, the possibility of providing more dumpsters, removing junk vehicles and recycle bins in town and other ideas for how to keep the town looking clean. Mayor Reed stated the town, and the sheriffs are working on the junk vehicle and vehicle parking issues.

Sharon discussed that she believes housing is important and the need to have the businesses, but she stated if you are going to have a business in town, you want your employees to have a place to live as well. John stated that he has a meeting with the Sedro-Woolley planning department to discuss what they have been doing over the years and what has been working for them.

Mayor Reed stated the town needs to be able to get people to come off State Route 20, but we also need to have something for them to do that will get them out of the cars and stay in town. Discussion ensued on things that would get people out of their cars, such as trails, different businesses, recreation, a shuttle service, etc. It was also stated there is a need in town for shared office space and a shipping /receiving store.

Audience member Bowen Beals discussed the Saturday Market and the decreasing attendance over the years. Discussion ensued on the Saturday Market and the Swap Meet and the differences between the two. Discussion on the requirement for businesses licenses at the Saturday Market but not at the Swap Meet. Andrea stated the business license requirement for the Saturday Market vendors is a requirement of the Saturday Market and not of the town.

Sharon – Main St. Program Update: Sharon discussed how the funding would be broken down between the town and the state and the various grants that may be available through this program.

John – Sedro-Woolley Info & Property List Update: John stated the previous property list focused mainly on empty buildings on Main Street. He stated that EDASC only had one property listed and he believes it was an old listing. He stated they need to check with the council and see what level of a list they want and if they want this list to be on commercial properties only, residential, vacant or a combination of all available properties. He stated they will also want to research the zoning for each property that is listed.



Ger stated that you must have people who want live here first. Anne, Stephanie, and John all stated there are people that want to live here, houses are being built in the area and the houses that go up for sale, sell quickly.

John also discussed the town's Historic Preservation and Landmarks Commission (HPLC) and believes the town council is close to deciding on how that commission will operate in the future. He stated he has presented some ideas for combining some of the commissions or making them subcommittee of other commissions and researching if commissioners can fill roles on multiple commissions. He stated he believes that historic preservation is important to the economy of the area. He also discussed his ideas for the Planning Commission and utilizing members of the HPLC, Chamber of Commerce and the EDC so that if one could not attend, then maybe another member could attend so that a Planning Commission can exist. Ger asked if all the commissions could be merged. John stated that he is not sure, and that each commission has its own authority. Discussion ensued on combing the commissions and what the difference between commissions and committees is. Andrea stated that each commission was formed by ordinance and they have their own set of rules and bylaws they must follow. She stated a committee is more informal. She also stated that commissions have their state regulations that must also be followed and incorporated into the ordinance. Mayor Reed asked if the commissions could be combined using the same members. Andrea stated that would depend on the rules and regulations of each commission as well as the state regulations for each. She stated she doesn't believe there are any rules or regulations in the town code that prohibit commissioners from serving on multiple commissions except for the HPLC which requires a councilmember to be a member of the commission and she does not believe a councilmember would be allowed to serve as a planning commission member. She stated the current town codes as well as the state regulations would need to be researched to see if it would be allowable to incorporate these commissions.

Anne – EDASC Invite Update: Anne stated that she hasn't had a chance to speak with EDASC and would like to have more of a plan together before contacting them.

Ger stated that he has done some research on EDASC and has not been able to tell where they get their money from or how they spend it and asked if they should even be taken seriously. John stated the town has an agreement in place with EDASC for certain services. Anne stated they have been a good resource for small business assistance, training, and other information. She stated they are a great networking group.

Dinah – County Housing Committee: Dinah reported on a meeting that she and Anne had attended on housing. She stated it was with the County and a representative from HUD who had asked about what they believed the priorities for East Skagit County were. Dinah stated they have possible funding for home repairs and restoration for those residents who may not be able to afford it. She stated they also have vouchers available for certain things. She stated she needs to do more research and will reach out to HUD to discuss further.

New Business: "Three to Five' Ideas (short, medium, long term) Anne asked if they wanted to discuss this tonight. Dinah stated that for her she will reach out to HUD for the short term and then would like to work with the school on vocational training as a long-term goal.

Ger stated that his short-term would be to make more trails and get the town connected to other trails. It was stated that property ownership would need to be investigated. Discussion ensued on the different options for connecting to existing trails.

Anne asked if Wiley had anything to share this evening. Andrea stated that it showed Wiley was online but there was not a response.

Mayors Vision: Anne stated that she and Dinah had met with the Mayor and discussed some of the town's visions and things they have been working on. Anne stated there has been a lot of clean up on and around the Superior Building, clean up at the Garden Club Park, and potholes are being filled throughout town. She stated they discussed ideas on how to get people out of their cars once they come into town. She stated some of the ideas discussed were more community events, music events, and having food trucks at different events. She stated they also discussed ideas for Silo Park such as a dog park and a mini golf course.

Discussion ensued on the planned PSE trail and how long that has been in the planning stages and how the route was determined.

Teamwork Building: Anne stated that she sees this group working in a collaborative effort, and she stated she believes they are getting better at that. She stated they all have good information and knowledge to share, and she would like to see them working together, respectfully which she believes is not only a good thing, but important.

It was stated homework before the next meeting is to work on the vision statement.

**Announcements:** Next meeting will be April 12 at 6pm.

**Adjournment:** Anne Bussiere made a motion for adjournment at 7:55 p.m. John Boggs seconded the motion. The motion carried unanimously.

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Anne Bussiere, Chair

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Attest: Dinah Kinney, Chair pro-tem

# **Ger – Vision Statement Update**

## **Economic Development of Concrete, WA**

### **The natural hub for exploring and enjoying the North Cascade Mountains**

first draft of an introductory narrative, February 20, 2023

#### **Aim and purpose of the Economic Development Committee (EDC)**

The EDC makes recommendations to improve the economy of the town of Concrete and its immediate surroundings. Economy is defined as the wealth and assets that are controlled by the local residents. Actions require effort and money. Not all actions are equally effective. The committee will provide a rationale for ranking the proposals according to cost-benefit ratio, realizing that the value of assets is often subjective.<sup>1</sup>

#### **Concrete, location**

The town of Concrete is the last provision post on SR 20 that connects the San Juan Islands with the Western Mountain States. From here, the road winds into the Cascades and for 60 magnificent miles offers panoramic scenery with views of endless forests before reentering the populated world in the Methow valley.

The location of the town is equally spectacular. It is nestled between the Skagit River and its valley's northern edge that rises up to lake Shannon. Beyond the lake lies the Mount Baker Wilderness; to the east Sauk Mountain; to the South Snoqualmie National Forest. From almost any point, snow covered peaks are visible year round. It is an area of great beauty, still relatively unspoiled in character. The area is rich in wild life. The river is the last stream in the lower 48 states where 6 salmonid species spawn. The valley is home to elk, deer, bear, mountain goats, bobcat, beaver. Bald eagles abound. Fishers, cougars, and wolves have been spotted. The area is an important wintering ground for uncommon birds like Mergansers and Barrow's golden eye. Present, but not easily observed, are the Spotted owl and the Marbled Murrelet.

#### **Attraction**

The prime asset of Concrete is access to nature. The densely populated cities, Seattle and Vancouver, are within a two-hour car ride. There is a small airport for private planes. A bike trail brings cyclists from Burlington. Hundreds of miles of hiking trails criss-cross the mountains. The town is close to the Pacific Crest Trail and the Pacific Northwest Trail. A network of forest roads offers access to remote campgrounds and trail heads. The area is readily accessible for

<sup>1</sup> Example of criteria for ranking economic measures:  
The import and export of capital into the region associated with commercial transactions;  
The proportion of import of wealth; Asset generation and loss; Cost of productivity

a relaxed day's visit or an extended, strenuous backpacking expedition in the Pacific North West Mountains.

### **The town**

In the late 1800's, the town, then called Baker, grew around a lime stone quarry and industrial cement production. At its peak, the area was home to a few thousand workers. The locally produced cement was used to build some of the first electricity generating dams in the US. To this day, electrical power is still the main product of the area. Since the town's hey day, the population has steadily declined. It currently is home to about 300 families, or about quarter of its peak population. Durable building materials were readily available, and structures associated with the industrial past can be found throughout town; many of them in an advanced state of neglect. Some of the industrial sites have been abandoned and are now being used as parks and recreational space, giving the town a spacious ambience.

In the center of town is a large village green on three sides bordered by scattered residential buildings and a few churches. Along the fourth side runs Main Street, the commercial center of town. There are several restaurants and stores, a small movie theatre, a public library, an artesian bakery, a hardware store, a post office and various county and state services. The building style has an early 20th century charm. Despite their attractive character, many of these buildings have been systemically vacant. The empty storefronts and the defunct industrial structures create a run down first impression. The most prominent industrial artifact in town is a huge abandoned cement silo that a film crew decorated with the message: "Welcome to Concrete". This is the first monument the visitor encounters when entering town.

### **The SR20 bypass**

In summer, a steady flow of traffic passes the town on the Cascades Highway. Spread out along the highway are businesses that cater to the traveler: gas stations, restaurants, small grocery stores. Since most immediate needs are readily satisfied by the highway establishments, only a small subset of tourists take the detour through Main Street and visit the town center of Concrete. In winter the Cascades Highway is closed and traffic dwindles to trickle. The lack of visitors in winter causes the economy to have a cyclical, seasonal character. A profitable summer must make up for the lack of business in winter.

### **Commercial activity in the immediate surroundings**

The main product of the area is electrical power. The second main revenue source is timber. Logging is managed by large timber companies and to a lesser extent by DNR. Throughout the valley there is dispersed cattle and grass farming. There are a few berry farms, a couple of struggling wineries, and lately, a few cannabis farms. Agriculture (and the population density in

general) is limited by available water. Although the winters are generally wet and soggy, the summers are warm and dry. Often a dry spring spell interferes with a second hay harvest. The local small-scale farms cannot compete with the large mechanized operations elsewhere in the US. Local farmers aim at speciality products such as organic produce, grass-fed beef, free-range eggs. Such high-value products are in demand in Seattle. But these markets are also becoming harder to exploit. The big agro-businesses are increasingly aiming at the premium quality produce consumer and are creating their own "organic" brands. For instance chicken manure, an important source of fertilizer for the small scale organic farmer which used to be free for the taking, is now monopolized by the big agro-businesses and has become very expensive. Stringent regulations are also an issue. Due to outdated rules, the number of mobile butchers has dwindled to critically low levels. One on the farm butcher has a waiting list of over a year. Leading to the bizarre result that some farmers place orders for animals that are yet to be born.

### **Wealth of the region**

The region's main products, electricity, timber, agricultural product, are not managed or controlled in town. The revenue from these sources largely ends up elsewhere. The population is too small to support the few local businesses in a significant manner. In addition, economic productivity is near non-existent. So even if locals would spend all their disposable income within the town, the area would still lose money. Macro-economics dictates that the resulting net loss of capital must be compensated with an external revenue influx. Attracting more tourists that stay longer, is one approach. More effective perhaps, is to make the area attractive for residents whose revenue originates from the outside: retirees, people who create valuable intangible products (IP, software, art, literature) that are marketed outside the region. This category of professionals can be expected to be attracted by the town because of its natural setting, open space, and healthy environment. Improvement of the connectivity with the surrounding natural areas and promoting the reputation of the town as a forward-looking environmental community, are an important factor in the economic equation.

### **Restoration of Main Street as a symbol of lessons learned.**

Concrete's main product, carbon-free energy, is generally recognized as essential component of a strategy that avoids environmental disaster. In addition, the extensive surrounding forests efficiently sequester the carbon dioxide that is released in more populated areas. From this perspective, Concrete fits well into a more environmentally aware future. Rather than appearing in a state of neglect, thoughtful restoration of existing buildings becomes a symbol of conservation of resources that previous generations took for granted. Businesses that emphasize healthy food, a summer farmer's market, and the promotion of exercise and other healthy activities would reinforce this image. Main Street and the industrial monuments could be presented as a lesson to avoid environmentally destructive practices in the future, rather

than a nostalgic walk down memory lane. A good start would be to recommissioning the emblematic silo, symbol of forest destruction and mining, as a climbing wall. Hiking trails could be build that allow visitors to use the town as a center for physical activity. Access from town (by foot) to the Skagit river should be opened up. The use of bicycles could be encouraged. Such measures would be helpful in placing the town firmly in the 21st century while preserving its historical character.

### **Revenue of the town of Concrete**

Sales tax?

Real estate tax?

Sewage?

State for police, health, ?

Airport?

Spring Water?

### **Strength & Weakness**

### **Future**

### **Recommended Ranked Actions**

# Comments to Ger's EDP Draft

From John Boggs

1. I spent several days going through a repetitive review and reflect on Ger's draft. It's obvious he spent some time and effort on it and it deserved more than a cursory once-over.
2. I found a few typographical errors or word choices that should be corrected, if the submission is to be accepted.
3. I found other places where my perspective, philosophical outlook, and opinion varied from his. That's not a bad thing, although it points out that we have not collectively come to any consensus regarding some basic definitions or where we hope to go with our revised EDP. Until we do, it will be extremely difficult to script a plan that we not only all agree on, but one that reflects the community that we represent.
4. We should also keep in mind that the EDP is incorporated as Chapter 8 of the Concrete Comprehensive Plan. The Comp Plan includes 9 chapters and covers 7 elements: Land Use, Housing, Capital Facilities, Utilities, Transportation, Economic Development, and Parks and Recreation. Chapter 2 titled, *Background* includes a description of Concrete and the Upper Skagit Valley. Those two sections apply to all the elements for which the Comp Plan is written. I suggest that we complete the update of the EDP before we offer to revise another section.