

RECORD OF THE PROCEEDINGS
SKAGIT COUNTY BOARD OF COMMISSIONERS

Tuesday, April 15, 1986

Flag Salute

9:45 a.m. Discussion - Ms. Jean Gardner's Visit to Skagit County - Dick Fallis.

MISCELLANEOUS ITEMS

10:30 a.m. Work Session - Consideration of Annual Road Construction Program Modifications.

7:30 p.m. Public Hearing - Rezone Request #R-86-004 of Nub Poppe to Rezone 12 Acres from Agricultural to Residential - Hearing Rooms B and C, County Administration Building.

The Skagit County Board of Commissioners met in regular session on Tuesday, April 15, 1986, with Commissioners Vaux and Walberg present. Chairman Rohrer was absent.

DISCUSSION - MS. JEAN GARDNER'S VISIT TO SKAGIT COUNTY - Dick Fallis.

Dick Fallis informed the Board that Jean Gardner and the Washington State Centennial Commission staff will be meeting at Skagit Valley College at 10:30 a.m., Friday April 25, to discuss locally planned celebrations. He informed the Board of suggested ideas.

The Board informed Mr. Fallis that they signed a contract with the State to enable Skagit County's Washington State Centennial Committee to receive \$100 per month to be used for promotional purposes. Mr. Fallis proposed the County hire him to be the Chairman of the local State Centennial Committee.

Commissioner Vaux suggested Mr. Fallis contact the cities for funding, since Skagit County's funds for tourism promotion have been expended this year.

MISCELLANEOUS ITEMS

1. Commissioner Walberg motioned to adopt the resolution ordering the incorporation of a particular territory into Fire Protection District No. 8. Commissioner Vaux seconded the motion. The motion was carried and so ordered. (Resolution #10815)
2. A discussion was held regarding the Planning Commission's recommendation to approve a procedural amendment to Skagit County Code 14.04 regarding the establishment of a procedure to consider specific temporary uses for the limited period of Expo '86.

Margaret Maxwell felt such a procedural amendment to allow temporary campgrounds and bed and breakfast establishments was not fair to those who followed the normal permit procedures.

Discussion followed.

Jon Aarstad explained the Health Department's current involvement with campground inspections.

Commissioner Vaux motioned to deliberate the matter for at least ten days. Commissioner Walberg seconded the motion. The motion was carried and so ordered.

3. Dave Hough, Senior Planner, requested permission to solicit letters of support from local businesses regarding the grant application for the economic study of non fair uses for a fair site.

The Board approved of this request.

4. Dave Hough presented a list of Technical Advisory Committee recommendations to study non fair uses of a new fair site. The Board will consider these recommendations prior to making a decision at a later date.
5. The Board approved for signature a Contract with One Way Construction, Inc., 215 North Reed Street, Sedro Woolley, Washington 98284, for reconstruction of 0.63 miles of Josh Wilson Road #3300 and 0.74 miles of Gardner Road #6311.
6. The Board approved for signature a Contract with One Way Construction, Inc. 215 North Reed Street, Sedro Woolley, Washington 98284, for reconstruction of 0.06 mile of the Cascade River Road and replacement of the Mineral Park Bridge.
7. In accordance with action previously taken, the Board adopted the resolution establishing a Commissioners' Salary Recommendation Committee. (Resolution #10816)
8. Commissioner Vaux motioned to approve the following Petitions for Property Tax Refund, as recommended by the Skagit County Assessor and Treasurer:
 - a. Sound Beverage, 1077 Highway 20, Mount Vernon, Washington 98273, in the amount of \$893.39, due to payment on the wrong account. (#003686)
 - b. Alice Johnson, 1867 Burkland Road, Mount Vernon, Washington 98273, in the amount of \$339.47, due to senior citizen exemption. (#003486)

- c. Raymond G. Aulenbacher, 1617 28th Street, Anacortes, Washington 98221, in the amount of \$119.25, due to senior citizen exemption. (#003086)
- d. Lake Tyee Company, 12835 Bel-Red Road, #130, Bellevue, Washington 98005-2684, in the amount of \$27.83, due to payment on wrong account. (#002886)

Commissioner Walberg seconded the motion. The motion was carried and so ordered.

9. Regarding an appeal from Paul H. Reilly, attorney for Richard Lockrem, the Board instructed Bob Taylor to consult with the Prosecuting Attorney's Office for information regarding the procedurally correct manner in which to handle this appeal.
10. In response to a letter from United Way requesting a loaned executive from Skagit County, the Board instructed Mr. Taylor to contact Paul Mahoney, Skagit County Assessor, to determine if someone in his office would be willing to serve in that capacity.

Commissioners Rohrer, Vaux and Walberg were present for the following items:

PUBLIC HEARING - REZONE REQUEST #R-86-004 OF NUB POPPE TO REZONE 12 ACRES FROM AGRICULTURAL TO RESIDENTIAL.

Steve Wood, Assistant Director of the Department of Planning and Community Development, entered the following items into the record:

1. Aerial photo
2. Copy of a recent short plat of the property
3. Assessor's account map
4. Photos of the subject property
5. Map of the property
6. Section from the Zoning Ordinance, Section 14.04.210 regarding amendments to the Zoning Ordinance
7. Entire file from the Planning Commission hearing
8. Staff findings

Mr. Wood stated that Nub Poppe was requesting the reclassification of approximately 12 acres from Agricultural to Residential. The property is located on the west side of the Avon Allen Road approximately midway between Memorial Highway and Bennett Road.

Mr. Wood read letters from the following citizens in favor of or not in opposition to the rezone:

1. Asa Pearson and Larry Solver
2. Theron Wing and Mary Dee Wing
3. June Zoberst, 1498 Bennett Road, Mount Vernon
4. Roy M. Vinje, 1411 Avon Allen Road, Mount Vernon
5. Martha Vinje, 1411 Avon Allen Road, Mount Vernon
6. Roy and Irene Sollie, 1478 Bennett Road, Mount Vernon
7. Ralph Zoberst, 1498 Bennett Road, Mount Vernon
8. Susan Lennartz-Faller, 1474 Bennett Road, Mount Vernon
9. Forrest G. Gaskin and David M. Everest, d.b.a. East Pacific Traders, 1499 Bennett Road, Mount Vernon

Mr. Wood read the following letters from citizens opposed to or having concerns regarding the rezone:

1. Karen E. Small, 1409 Avon Allen Road, Mount Vernon
2. Nell White, 1407 Avon Allen Road, Mount Vernon
3. Mrs. Mary A. Gordon
4. Mr. and Mrs. Ben Koth, 1423 Avon Allen Road, Mount Vernon
5. Bob and Mary Hogsett
6. John Pittington, 1424 Avon Allen Road, Mount Vernon
7. Starleen Corrion
8. Toni Leigh, 1422 Avon Allen Road, Mount Vernon
9. R. A. Norton, Superintendent, Northwestern Washington Research and Extension Center, 1468 Memorial Highway, Mount Vernon

Mr. Poppe submitted a larger vicinity map. He recounted the agricultural history of the property, and presented photos.

Earl Dralle, 1497 Beaver Marsh Road, Mount Vernon, spoke regarding his unsuccessful attempts to farm Mr. Poppe's property over a six-year period, due to poor soil and sandrush conditions.

Mr. Wood read a letter from Daniel M. Nystrom, who unsuccessfully grew barley and peas in 1982 and 1983 on the Poppe property.

Mr. Poppe presented receipts for expenses incurred from trying to farm the property. He stated that currently he can only give away what crop he yields.

Michael Youngquist, 1374 McLean Road, Mount Vernon, spoke regarding the impossibility of farming berries on this property.

Don McMoran, 1270 McLean Road, Mount Vernon, spoke additionally regarding the poor quality of soil, etc.

Edward Bedrick, 1493 Bennett Road, Mount Vernon, expressed opposition to the rezone because he felt Mr. Poppe could improve the quality of the soil if he wanted to.

Tyler Clark, of Skagit Conservation District, opposed the rezone because he felt it would set a precedent. He presented statistics regarding the uses of surrounding properties.

Dwight Peabody, Route 1, Box 1917, Lopez, a retired weed scientist, explained that sandrush is toxic to horses, cattle, sheep and goats.

Bill Roozen, of Washington Bulb Company, Inc., contested Robert Norton's fear of setting a precedent in this situation.

Jerry Corrion, 1420 Avon Allen Road, Mount Vernon, (adjacent to the Poppe property) expressed opposition to the rezone.

Robert Norton, expressed opposition to the rezone, and felt if the property were properly managed, it could yield a decent crop.

Dennis Jones, 1496 Hall Place, also lives adjacent to the property and expressed opposition. He pointed out that Mr. Poppe has cut off parcels of his property to decrease the amount of farmable acreage. He also expressed a concern regarding the potential increase in traffic.

Joe Soler, of south Mount Vernon, was opposed to the rezone. He felt the weed problem was not adequate reason for approval of the rezone request.

At Mr. Poppe's request, Mr. Wood read the following letters regarding the property's unsuitability for farming:

1. Joe Von Moos, Manager of National Fruit Canning Company, Burlington.
2. William V. Swanland, of Swanland & Belisle, Inc., Agricultural Applicators, Mount Vernon.
3. Lyle Ovenell, of Valley Fertilizer, Inc., Mount Vernon.
4. Matthew M. Paul, of M & W Hay Company, Mount Vernon.

Tyler Clark urged the Board to protect the farm land.

Van Hunt, 1722 Nelson Road, Mount Vernon, favored the rezone.

As there was no additional public input, Commissioner Walberg motioned to close the public hearing. Commissioner Vaux seconded the motion. The motion was carried unanimously.

Commissioner Walberg motioned to continue deliberation of this issue until 2:00 p.m., Tuesday, April 22, 1986. Commissioner Vaux seconded the motion. The motion was carried unanimously.

MISCELLANEOUS ITEMS

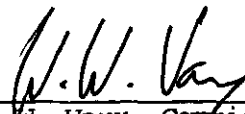
1. Commissioner Vaux motioned to approve the following Petitions for Property Tax Refund, as recommended by the Skagit County Assessor and Treasurer:
 - a. Clarence Gage, 6082 Highway 20, Marblemount, Washington 98267, in the amount of \$301.34, due to senior citizen exemption. (#003186)
 - b. Floyd G. Squires, Sr., 911 E. North Beach Road, Bow, Washington 98232, in the amount of \$550.01, due to senior citizen exemption. (#003586)
2. The Board authorized Robert Taylor, Administrative Officer, to schedule an appeal of the Board's decision regarding Richard Lockrem's Special Use Request #SP-81-035, as recommended by John Moffat, Chief Civil Deputy.

ADJOURNMENT

Commissioner Walberg motioned to adjourn the proceedings. Commissioner Vaux seconded the motion. The motion was carried unanimously.

BOARD OF COUNTY COMMISSIONERS
SKAGIT COUNTY, WASHINGTON

Dave Rohrer, Chairman

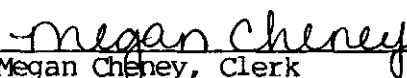


W. W. Vaux, Commissioner



Otto M. Walberg, Jr., Commissioner





Megan Cheney, Clerk
Skagit County Board of Commissioners