

RECORD OF THE PROCEEDINGS
SKAGIT COUNTY BOARD OF COMMISSIONERS

Tuesday, July 29, 1986

9:00 a.m. Executive Session - Litigation.

Flag Salute

10:00 a.m. Planning Commission Referred Items:

1. Lazy Acres Mobile Home Park Expansion.
2. Don Sicklesteel Rezone #R-86-012.

MISCELLANEOUS ITEMS

11:00 a.m. Work Session - Review of Revenues and Expenditures for 1986 to Date.

1:30 p.m. Bid Opening - Bicycle Path - Bay View Edison Road.

MISCELLANEOUS ITEMS

The Skagit County Board of Commissioners met in regular session on Tuesday, July 28, 1986, with Commissioners Rohrer, Vaux and Walberg present.

PLANNING COMMISSION REFERRED ITEMS:

1. Lazy Acres Mobile Home Park Expansion.

Grace Roeder, Associate Planner, submitted the entire file, photos, maps, and a petition received in opposition to the expansion of Lazy Acres Mobile Home Park, which was signed by approximately 65 property owners. She explained that in 1979 there was an attempted expansion to the park, located at 2239 C Wicker Road, Sedro Woolley, which was withdrawn by Mr. Peterson, the property owner at that time.

Chairman Rohrer stated for the record that he had attended a discussion at Joan Bricka's house one evening with approximately six area residents. No one was present at that discussion to represent the applicant. He noted that matters other than the proposed mobile home park expansion were discussed.

Robert Schofield, Director of the Department of Planning and Community Development, requested an opinion from the Prosecuting Attorney's Office regarding Chairman Rohrer's communication with this matter.

Meanwhile, the Board addressed Item #2 as follows:

2. Don Sicklesteel Rezone #R-86-012.

Grace Roeder, Associate Planner, presented the approved short plat map and staff findings regarding Rezone #R-86-012 to reclassify approximately 2.73 acres from Agriculture to Commercial/Limited Industrial on a tract of land located mid-way between Anderson and Hickox Roads on Cedardale Road, which is Tract D of Short Plat #1-86. Ms. Roeder stated that the Planning Department staff recommended approval, as did the Planning Commission.

Ms. Roeder noted receipt of a letter from Allan Fredrickson and Dale Gunerius in favor of the rezone.

Commissioner Vaux motioned to approve Rezone Request #R-86-012 of Sicklesteel Cranes, Inc., to reclassify approximately 2.73 acres from Agriculture to Commercial/Limited Industrial. Commissioner Walberg seconded the motion. The motion was carried unanimously.

The Board continued consideration of the expansion request of Lazy Acres Mobile Home Park as follows:

John Moffat, Chief Civil Deputy, was present for the following discussion.

Mrs. Bricka explained that Chairman Rohrer did not know why he was invited to the discussion at her house when he arrived.

Chairman Rohrer stated that the neighbors expressed concern for the mobile homes being placed so close to their properties.

John Moffat stated that under the statute, the applicant has the right to rebut any statement made.

The applicants, Sheila and Warren Kollmorgan, were present, but noted that their attorney was not able to be present.

In answer to a question from Chairman Rohrer, Mr. Kollmorgan stated that he felt Chairman Rohrer would make an unbiased decision on the matter.

Sheila Kollmorgan asked for clarification regarding the procedure to be used, should the Board decide to hold their own public hearing on the matter.

Ms. Roeder submitted the entire files for the record, as well as staff findings #1 through #13, which she read. The Planning Department and Planning Commission recommended approval of the expansion to include only five additional mobile homes, rather than the requested six mobile homes, as well as several other conditions of approval.

Ms. Roeder also submitted the following items of correspondence:

- a. Letter from the Skagit County Health Department giving approval.
- b. Letter from the Skagit County Public Works Department regarding roadway improvements.
- c. Letter from Paul and Dorothy Case, stating no objection.
- d. Letter from Grace Claybrook, stating no objection, but requesting fencing.
- e. Letter from Coach Corral, stating no objection.
- f. Letter from Leonard and Gladys Carman, expressing opposition.
- g. Letter from Donald and Gretta Ackerman, expressing opposition.
- h. Letter from Glenda Willison, expressing opposition.

Mr. Kollmorgan stated that they do not intend to remove the existing trees, as they plan to locate only single wide mobile homes on the expanded site. Mr. Kollmorgan also stated that they are agreeable to the eight conditions of approval recommended by the Planning Commission. He stated that they want an opportunity to work with the neighbors in deciding what type of fencing to install.

Ms. Bricka explained that a six foot fence divides her property from the Kollmorgans', although different fences divide other property owners' parcels. Her backyard contains a pool and deck, which is an integral part of the fence. She noted that she is not opposed to mobile homes, but is opposed to the recently increased density being allowed.

Mrs. Kollmorgan addressed Ms. Bricka's question regarding room for emergency vehicles to turn around.

Glenda Willison read a portion of a letter she had previously submitted to the Board.

Commissioner Vaux expressed an interest in granting a portion of the expanded mobile home sites being requested.

Commissioner Vaux motioned to reject the recommendation of the Planning Commission and schedule a public hearing before the Board of Commissioners. Chairman Rohrer seconded the motion. The motion was carried with votes from Commissioners Rohrer and Vaux. Commissioner Walberg voted against the motion.

Commissioner Walberg motioned to schedule the public hearing to consider the proposed expansion of Lazy Acres Mobile Home Park at 7:30 p.m., Tuesday, September 9, 1986, in Hearing Room C of the County Administration Building. Commissioner Vaux seconded the motion. The motion was carried unanimously.

MISCELLANEOUS ITEMS

1. In accordance with action previously taken, the Board approved for signature the resolution approving Sicklesteel Cranes, Inc., Rezone Request #R-86-012. (Resolution #10936)
2. Commissioner Vaux motioned to approve the Petition for Property Tax Refund for Bruce and Lisa Mullen, 3303 West 3rd, Anacortes, WA 98221, in the amount of \$238.83, due to double payment. Commissioner Walberg seconded the motion. The motion was carried unanimously. (Petition #006686)
3. The Board approved for signature a Dance Hall License for Wayne Speller and the Long Horn Saloon in Edison, effective July 29, 1986, through July 28, 1987.
4. Vouchers audited and certified by the auditing officer as required by R.C.W. 42.24.080, and those expense reimbursement claims certified as required by R.C.W. 42.24.090, have been recorded on a listing which has been made available to the Board.

As of this date, June 6, 1986, the Board, by a unanimous vote, did approve for payment those vouchers included in the above-mentioned list and further described as follows: Vouchers #41258 through #41352 (Warrants #41258 through #41352) in the amount of \$244,353.28. (R-18)

Commissioners Rohrer and Walberg were present for the following item. Commissioner Vaux was absent.

BID OPENING - BICYCLE PATH - BAY VIEW EDISON ROAD.

Chairman Rohrer waived the reading of the Notice of Call for Bids, as published in the Skagit Argus on July 15, and July 22, 1986; and in the Daily Journal of Commerce on July 18, and July 25, 1986.

The following bids were received:

1. Commercial Excavating Co., Inc.
P.O. Box 269
Burlington, WA 98233

Bid Bond enclosed.
Total Bid: \$52,150.50
2. Lakeside Industries
P.O. Box 729
Anacortes, WA 98221

Bid Bond enclosed.
Total Bid: \$48,919.60

3. Associated Sand & Gravel Company, Inc.
P.O. Box 2037
Everett, WA 98203

Bid Bond enclosed.
Total Bid: \$41,960.98

4. Mel Hicks Construction
7178 Dahlberg Road
Ferndale, WA 98248

Bid Bond enclosed.
Total Bid: \$54,394.00

The Public Works Department will review the bids prior to making a recommendation for award of bid.

MISCELLANEOUS ITEMS


There were no miscellaneous items at this time.

Commissioner Walberg motioned to continue the 11:00 a.m. Work Session, regarding a review of revenues and expenditures for 1986 to date, until 8:00 a.m., Wednesday, July 30, 1986. Chairman Rohrer seconded the motion. The motion was carried and so ordered.

ADJOURNMENT

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

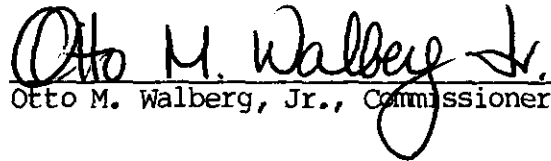
BOARD OF COUNTY COMMISSIONERS
SKAGIT COUNTY, WASHINGTON



Dave Rohrer, Chairman




W. W. Vaux, Commissioner



Otto M. Walberg, Jr., Commissioner

ATTEST:



Megan Cheney, Clerk
Skagit County Board of Commissioners

