

RECORD OF THE PROCEEDINGS
SKAGIT COUNTY BOARD OF COMMISSIONERS

Tuesday, March 24, 1987

Flag Salute

9:00 a.m. Planning Commission Referred items.

1. New Comprehensive Plan Designations and Zoning Map Designations.
2. New Zoning Ordinance Classification - Chapter 14.04 Skagit County Code.
3. New and Revised Landscape Requirements - Chapter 14.04 Skagit County Code.

MISCELLANEOUS ITEMS

The Board met in regular session on Tuesday, March 24, 1987, with Commissioners Walberg, Vaux and Rohrer present.

Planning Commission Referred Items

A. New Comprehensive Plan Designations and Zoning Map Designations.

Gary Gidley, Senior Planner, handed out copies of the Planning Commission's recorded motions and staff report.

Mr. Gidley explained that this was not designating new land, but creating more designations to apply to the existing land. These new designations are:

1. Highway Oriented Commercial - this district would provide commercial areas primarily oriented toward serving the needs of the motoring public along the I-5 freeway and other highways.
2. Neighborhood Commercial - this district provides for small commercial areas that allow retail and service businesses to serve the needs of the surrounding population. These areas are located on designated primary or secondary arterial roads.
3. Office Commercial - this district would provide areas for business, financial and professional services offices located on arterial or commercial access streets. In the proximity of commercial districts, this district may serve as a buffer between residential areas and the more intensive commercial districts.
4. Multi-Family Residential - this district is to provide for the increasing need for multi-family uses. Such areas should be located near, or adjacent to, population centers and should be served by a system of adequate public or private roads, community water and public sewers. The minimum lot size should be no less than 13,000 square feet.

5. Residential - this district provides areas for residential development having access to urban services such as public sewer and water. These areas shall be located adjacent to existing urban population concentrations and shall be located within an urban service area. The minimum lot area for this type of development shall range between 8,400 square feet and 1 acre.

6. Residential Reserve - this district provides for land that is suitable for residential development where sewer and water may not be currently available. It is intended to provide development standards that are suitable for transition to more intensive development should services become available. The minimum lot size should range between 1 and 2 1/2 acres.

7. Rural Intermediate - the purpose of this district is to provide for medium density development and to preserve the open space character of the land in those areas that are not considered as significant resource areas. It is intended to provide development standards that are suitable for transition to more intensive development should services become available. The minimum lot size should range between 2 1/2 and 5 acres.

8. Rural - the purpose of this district is to provide for low density development and to preserve the open space character of the land in those areas that are not considered as major resource areas (agriculture, timber), but are so situated that they provide limited agricultural/timber resource value. This district may also serve as a buffer between more intense land use districts and less intense ones such as agriculture and forest. The minimum lot size should be no less than 5 acres.
Discussion ensued.

Commissioner Vaux motioned to accept the Planning Commission's recommendation and adopt the New Comprehensive Plan Designations and Zoning Map Designations. Commissioner Rohrer seconded the motion. The motion was carried unanimously.

B. New Zoning Ordinance Classifications - Chapter 14.04, Skagit County Code.

Mr. Gary Gidley stated that essentially this ordinance was backing up the new comprehensive plan designations and zoning map designations just gone over to reflect these new changes.

Commissioner Vaux motioned to adopt the New Zoning Ordinance Classifications, Chapter 14.04, Skagit County Code. Commissioner Rohrer seconded the motion. The motion was carried unanimously.

C. New and Revised Landscape Requirements, Chapter 14.04, Skagit County Code.

Mr. Gidley stated this was a revision with some new requirements being added which requires a landscape plan prior to the issuance of a building permit and defines the type of landscaping required for various zoning districts.

Discussion ensued.

Commissioner Vaux motioned to adopt the New and Revised Landscape Requirements, Chapter 14.04, Skagit County Code. Commissioner Rohrer seconded the motion. The motion was carried unanimously.


MISCELLANEOUS ITEMS

1. The Board approved an instructional service contract for the services of Dawn Brown to provide ballet instruction for the Parks, Recreation and Senior Services Department.
2. Commissioner Rohrer motioned to approve the Petition for Property Tax Refund as recommended by the County Assessor and Treasurer for George Howell, 401 W. Main Street, Concrete, WA, for \$242.01 because of senior citizen untimely filing. #002287
3. Commissioner Rohrer motioned to approve the Record of the Proceedings for Tuesday, March 17, 1987. Commissioner Vaux seconded the motion. The motion was carried unanimously.
4. Commissioner Vaux motioned to approve an addendum amending the Notice of Call for Bids and Specifications for 1987-88 County Legal Printing to delete the requirement of providing the County, once per month, up to ten column inches of newspace for a County Commissioners Report. Commissioner Rohrer seconded the motion. The motion was carried unanimously.

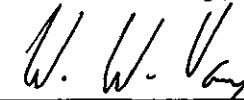
ADJOURNMENT

Commissioner Rohrer motioned to adjourn the proceedings. Commissioner Vaux seconded the motion. The motion was carried and so ordered.


BOARD OF COUNTY COMMISSIONERS
SKAGIT COUNTY, WASHINGTON



Otto M. Walberg, Jr., Chairman



W. W. Vaux, Commissioner



Dave Rohrer, Commissioner

Attest:



Diane M. Baker, Clerk
Skagit County Board of Commissioners

