

RECORD OF THE PROCEEDINGS
SKAGIT COUNTY BOARD OF COMMISSIONERS

Tuesday, August 8, 1989

- 10:00 a.m. Public Hearing: Douglas S. Ramey Appeal of Hearing Examiner's Decision Regarding Variance Request #V-89-007 of Clarence Rozema. (At site of Rozema Boatworks, 1120 Bayview-Edison Road)
- 1:30 p.m. Resolution Modifying Procedure to Secure Telephone or Written Price Quotations for Purchases.

MISCELLANEOUS ITEMS.

The Skagit County Board of Commissioners met in regular session Tuesday, August 8, 1989, with Commissioners Dave Rohrer, Ruth Wylie and W. W. Vaux present.

PUBLIC HEARING: DOUGLAS S. RAMEY APPEAL OF HEARING EXAMINER'S DECISION REGARDING VARIANCE REQUEST #V-89-007 OF CLARENCE ROZEMA.

The public hearing convened at the site of Rozema Boatworks, 1120 Bayview-Edison Road, Bayview. Chairman Rohrer waived the reading of the Notice of Public Hearing, as published in The Skagit Argus on July 25, 1989.

Grace Roeder, Associate Planner, reviewed the Board's options regarding their decision:

- 1) The Board may approve Mr. Rozema's variance request, or approve the request with their own conditions.
- 2) The Board may deny Mr. Rozema's variance request.
- 3) The Board may continue the public hearing to a later date.

Ms. Roeder briefly reviewed the facts of the case.

Douglas S. Ramey, 1116 North Third, Bayview, gave the first statement. He stated that Mr. Rozema has continually undertaken projects at his business without first obtaining the proper permits. He gave examples of these projects. Mr. Ramey provided photographs of the fill Mr. Rozema dumped into the Bay without permits. He provided photographs of the business at numerous different times of the year, depicting the state of the premises at those times. Mr. Ramey discussed the 14 inch setback requested by Mr. Ramey, the danger to children walking on the road, the boats parked on County right-of-way in the past, and the blocking of his view by the new building. Mr. Ramey questioned the cleanliness of the fill dumped in the Bay, the adequacy of the sewer system proposed, and pointed out an oil spill into the Bay. Mr. Ramey stated that Mr. Rozema has undertaken clean up of his property in the past two to three weeks, but Mr. Ramey questioned whether Mr. Rozema's poor business practices would continue.

Bud Norris, 3780 College Way, Mount Vernon, representing Mr. Rozema, gave a rebuttal statement. He provided a plat plan and profile, signatures of

neighborhood supporters, and a plat map showing the location of the properties of those supporters. Mr. Norris again reviewed the history of the boatworks. He stated that history demonstrates that Rozema Boatworks has been a good neighbor, employing about 10 people, and is a benefit to the public and fishing industry. Mr. Norris pointed out that all existing buildings are built 14 inches from the County right-of-way, so the hazard alluded to is present whether or not the new building is constructed. He reiterated the water dependency of the business. He pointed out that a shoreline substantial development permit was granted. Mr. Norris provided a copy of an edition of a national fishing magazine featuring a Rozema Boatworks boat on the cover. He provided photographs of Rozema Boatworks products. Mr. Norris explained the need for expansion at the boatworks to remain competitive within the boat building market. He maintained that the Hearing Examiner had pointed out in his conclusions the failure of the Shoreline Management Plan to provide for water dependent industries. He read all conditions set by the Hearing Examiner in granting the request, and asserted that Mr. Rozema's business would be improved by following the conditions.

The following persons made statements supporting Mr. Rozema's request.

- 1) Ralph Birchfield, 1109 Bayview-Edison Road, Bayview
- 2) John Hammond, 1105 Bayview-Edison Road, Bayview
- 3) Ken Nelson, 1140 Bayview-Edison Road, Bayview
- 4) Ernie Morgan, 1136 Bayview-Edison Road, Bayview, felt the noise would not increase with the addition of a new building.

The following persons made statements regarding noise at the Boatworks.

- 1) Jo Klop, 1130 Bayview-Edison Road, Bayview, also noticed that occasionally a boat is parked in the road, but traffic can usually get around.
- 2) Sandi Hunter, 1123 Bayview-Edison Road, Bayview, also approved of the clean up efforts. She states Mr. Rozema has closed his doors when asked to, but the noise is still audible, and sometimes lasts all night.
- 3) George Shriner, 1124 Bayview-Edison Road, Bayview, was also concerned with the industrial development of the area and the loss of the view of the Bay.

The following persons voiced concerns regarding Mr. Rozema's request.

- 1) Mac Murchie, Josh Wilson Road, objected to Mr. Norris's influencing of the proceedings, as Mr. Norris is a paid representative of Mr. Rozema and not a resident.
- 2) Carol Bell, 1114 2nd Street, Bayview, represented Bill and Brett Beasner, owners of the property across the street. She stated they are concerned that if the road is widened because of increased traffic, the right-of-way for widening will be taken from the Beasner property instead of partly from the boatworks side. She also noted late night noise.

- 3) Phyllis McKeehen, 1121 Bayview-Edison Road, Bayview, had questions regarding the height restrictions. She noted that, should the boatworks decide to add fibreglassing to their production, the neighbors should be notified.
- 4) David Hunter, 1123 Bayview-Edison Road, Bayview, questioned whether Mr. Rozema would continue to expand, as he has much more property in the area adjacent to the boatworks.
- 5) George Shriner, 1124 Bayview-Edison Road, Bayview, was concerned that Mr. Rozema would receive preferential treatment, as he pays more taxes.
- 6) Becky Peck, 1199 Bayview-Edison Road, Bayview, pointed out that the area would experience increased community activity with the construction of the new Padilla Bay bird sanctuary, so the view should be retained for enjoyment by visitors.

Mr. Norris then advised that one of the conditions of the Hearing Examiner in granting the permit was that all building be insulated for noise abatement. He read again from the Hearing Examiner's conditions.

Mr. Rozema made a statement, promising to insulate all of his buildings, and indicating that boats would be parked in the new building or pulled onto a side street or his parking lot.

Becky Peck asked whether Mr. Rozema would insulate all of his buildings whether or not he was allowed to build a new building. Mr. Norris responded that if Mr. Rozema is allowed to build and his business prospers, then he would be in a position financially to insulate all of his buildings.

Joyce Ramey, 1116 North Third, Bayview, stated her appreciation of her view of the Bay, and that she does not want to lose her view.

Mr. Shriner suggested researching alternative plans or compromises.

Barbara Rozema, 1151 Walker Road, Mount Vernon, stated that neighbors should have an expectation of hearing some noise when they purchase property next to a boatworks. She stated that they have never received any noise complaints. She pointed out Bill Beasner's name on the petition supporting the Rozema's request.

Carol Bell explained that Mr. Beasner had told her that he had reconsidered after signing the Rozema's petition, and now wished to express concern over the loss of property he may experience should the road require widening.

Mr. Norris provided three supportive letters from the following persons:

- 1) Chad Fisher, 1159 Bayview-Edison Road, Bayview.
- 2) Joyce and John Moon, 912 Bayview-Edison Road, Bayview.
- 3) H. Victoria Miceli, 1120 Bayview-Edison Road, Bayview.

Gordon Weiss, owner of the Bayview Mobile Home Park, stated that he has been allowed to expand his facility by 10 units and make various improvements, without which he believes he would have been unable to survive in business.

Ed Robinson and Bill Klop, employees of Mr. Rozema, made supportive statements for Mr. Rozema's request. John Wilson of Anacortes maintained that the noise caused by the boatworks is not the issue.

Seeing no further public comment, Commissioner Vaux motioned to close the public hearing. Commissioner Wylie seconded the motion, which was unanimously approved. Commissioner Vaux then motioned to continue discussion of the request to Tuesday, August 15, 1989, at 8:30 a.m., in the Commissioners' Hearing Room. Commissioner Wylie seconded the motion. The motion passed unanimously.

RESOLUTION MODIFYING PROCEDURE TO SECURE TELEPHONE OR WRITTEN PRICE QUOTATIONS FOR PURCHASES.

Mike Woodmansee, Budget/Finance Director, stated that the State Legislature has raised the limit for items purchased by governmental bodies without obtaining three price quotes or going through the formal call for bids process to \$10,000. He presented a resolution which would update the resolution passed in 1987 authorizing telephone price quotes for amounts less than \$3,500, increasing the ceiling to \$10,000. Mr. Woodmansee also noted that the legislation requires development of a vendor list, which must be utilized each time purchase of an item is planned.

Commissioner Wylie motioned to adopt the resolution presented by Mr. Woodmansee, as outlined above. Commissioner Vaux seconded the motion, which was unanimously approved. (Resolution #12172)

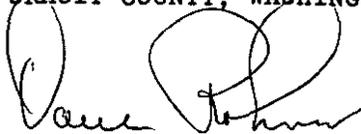
MISCELLANEOUS ITEMS.

- A. The Board approved for signature the following Skagit County Fair Contracts:
- a) A Professional Services Contract with Windjammers, 3401 Martin Road, Mount Vernon, WA 98273, for one performance on Thursday, August 10, 1989, for entry passes.
 - b) A Commercial Displays and Vendors Contract with Skagit Conservation District, 227 North Fourth Street, Mount Vernon, WA 98273, for no charge for space in the commercial tent.
 - c) A Commercial Displays and Vendors Contract with Thornhill Country Crafts, 644 Hwy. 9, Sedro Woolley, WA 98284, for the sum of \$220.00 for space in the commercial building.

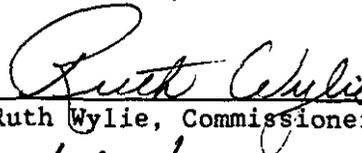
ADJOURNMENT

Commissioner Wylie 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

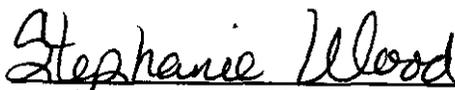


Ruth Wylie, Commissioner



W. W. Vaux, Commissioner

ATTEST:



Stephanie Wood, Clerk
Skagit County Board of Commissioners