

**RECORD OF THE PROCEEDINGS
SKAGIT COUNTY BOARD OF COMMISSIONERS**

Tuesday, June 25, 1991

- 8:30 a.m. - 9:00 a.m. Work Session - Operations Superintendent and Road Supervisors.
- 9:00 a.m. - 10:00 a.m. Department of Planning and Community Development - Scott Kirkpatrick, Director:
- 1) Skagitonians Consultant Service Contract Update.
 - 2) Coastal Zone Management Grant.
 - 3) Discussion - Aggregation of Substandard Lots.
 - 4) Planning Commission Agenda Report.
 - 5) Enforcement Report Update.
- 10:00 a.m. - 11:00 a.m. Appeal by Dana P. Jones of Hearing Examiner's Decision to Approve the Special Use Permit #SP-91-016 of Mike Metcalf for Placement of a Temporary Mobile Home.
- 11:00 a.m. - 11:30 a.m. Work Session - Solid Waste Operations Update.
- 1:30 p.m. - 2:30 p.m. Work Session - Six-Year Road Program.
- 2:30 p.m. - 3:00 p.m. Presentation - Youth Intervention Program - Robert Baize, Pioneer Human Services.
- 3:00 p.m. - 4:00 p.m. Planning Commission Recommendation - Port of Skagit County Comprehensive Plan Amendment Request.

The Skagit County Board of Commissioners met in regular session on Tuesday, June 25, 1991, with Commissioners W. W. Vaux, Ruth Wylie and Robby Robinson present.

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT - SCOTT KIRKPATRICK, DIRECTOR:

1) Skagitonians Consultant Service Contract Update.

Kraig Olason, Assistant Director, stated that subsequent to the last discussion with the Board, he met with Lisa Nielsen of Skagitonians and he is now satisfied that Skagitonians will be able to complete their contractual obligations in the time allotted by the contract extension.

Lisa Nielsen reviewed information obtained from a survey of industrial farmers. The main source for her list of survey participants was the Washington Farm Bureau. Ms. Nielsen stated that public education forums are scheduled for July 16 and July 25, 1991, and are entitled "Public Options to Protect Farmlands", and "Private Options to Protect Farmlands".

2) Coastal Zone Management Grant.

Mr. Kirkpatrick explained that in Early February of this year, the Department of Planning and Community Development was allowed to apply for a Coastal Zone Management Grant for a total of \$36,650, half of which would be provided in matching funds from Skagit County. That grant has been received and the following will be accomplished under the grant prior to June 30, 1992:

- 1) Coastal zone disaster mitigation studies
- 2) Aquaculture policies and regulations
- 3) Report describing additional Master Program needs based on the developing requirements of the

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Growth Management Act.

A contract for acceptance of the grant will be provided for signature at a later date.

3) Discussion - Aggregation of Substandard Lots.

Discussion was held to assist the Board in developing an understanding of the aggregation of substandard lots. A history of aggregation shows that in 1966, minimum lot size was 10,000 square feet. From 1966 to 1979 lot sizes changed as new zoning ordinances were approved. In 1973 a 30 acre minimum lot size for agriculture zones was adopted, as was a 1 and 5 acre minimum lot size for rural residential and rural open space. Currently, agriculture zoned lots have a 40 acre minimum.

The first aggregation policy addressed lots which were owned at the time of passage of the ordinance. In 1979 the aggregation policy was broadened to include not only property owned at the time of adoption, but any land purchased.

4) Planning Commission Agenda Report.

The Board reviewed upcoming items to be considered on the Planning Commission agenda.

5) Enforcement Report Update.

The weekly enforcement report was provided for review.

APPEAL BY DANA P. JONES OF HEARING EXAMINER'S DECISION TO APPROVE THE SPECIAL USE PERMIT #SP-91-016 OF MIKE METCALF FOR PLACEMENT OF A TEMPORARY MOBILE HOME.

Jeff Morgan, Associate Planner, stated that the Board may exercise any of the following options:

- 1) To uphold the decision of the Hearing Examiner.
- 2) To remand the matter back to the Hearing Examiner for further consideration.
- 3) To call for the Board's own public hearing to consider testimony on the matter.

Mr. Morgan provided an assessor's map and scan photos of the subject property. Also provided were two letters from doctors attesting to the medical condition of Mr. Metcalf's mother.

Mr. Morgan explained that Mike Metcalf has applied for a special use permit to allow the temporary placement of a mobile home on his property located at 444A Prairie Lane north of the City of Sedro Woolley. The mobile home would be a residence for his mother, who previously has lived across the street, but has sold her property and wishes to live near her son, as she is disabled and requires his care. The property is zoned rural. The Staff Report recommended approval of the request, and the Hearing Examiner, on consideration, approved the request with conditions. Adjoining property owners' letters in opposition to the request were reviewed as a part of the Hearing Examiner's consideration.

Mr. Metcalf was given an opportunity to speak. He asked that the Hearing Examiner's decision be allowed to stand.

Ms. Jones stated that she represented members of the Prairie Lane Association. She stated that the granting of the request will set a precedent for the neighborhood and will constitute a negative impact upon the neighborhood. She requested that the Board hold their own public hearing.

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An unidentified man and his wife agreed with Ms. Jones.

David Randall Shope, Mr. Metcalf's brother, pointed out that the neighborhood had ample opportunity to comment on the proposal.

Ms. Jones pointed out that Mr. Metcalf's mother is not sufficiently disabled to use her condition as a defense for the request. She provided photographs showing Mr. Metcalf's mother engaging in physical activities such as lawn mowing. Since Mr. Metcalf's mother was living directly across the street and was then convenient to Mr. Metcalf's house, she should have stayed there.

Mr. Shope maintained that Mr. Metcalf's mother's doctors have recommended that she get exercise and she does mow the lawn with a self-propelled lawnmower.

Answering a question from Commissioner Wylie, Mr. Morgan stated that the sale of the mother's property occurred as a result of some sort of legal action.

At this point, Commissioner Robinson indicated that he felt that Mr. Metcalf has satisfied all of the criteria for a special use permit and pointed out that the mobile home would be temporary until it is no longer used by Mr. Metcalf's mother. He motioned to uphold the decision of the Hearing Examiner. Commissioner Wylie seconded the motion, which passed unanimously.

The unidentified man and women were concerned about the unsightliness of temporary structures in their neighborhood and Chairman Vaux assured them that code enforcement would be performed should a violation occur.

MISCELLANEOUS ITEMS.

- A. Commissioner Wylie motioned to adopt the resolution awarding a bid for the purchase of a new heavy-duty cab and chassis unit to Skagit Ford to furnish one new 1991 Ford Model F450 super duty cab and chassis unit per specifications for the bid price of \$15,906.45. Commissioner Robinson seconded the motion, which passed unanimously. (Resolution # 13042)

PRESENTATION - YOUTH INTERVENTION PROGRAM - ROBERT BAIZE, PIONEER HUMAN SERVICES.

Robert Baize, Pioneer Human Services, presented an outline of a proposal to the Board for the partial funding of Family Care Center of Skagit County, a youth intervention program. Jocelyn Palmer-Perry, of the ARIS Program, was also present.

In response to questions from the Board, Mr. Baize advised that Family Care Center is not connected with Pioneer Human Services, where he presently works. The Family Care Center is able to use data from Pioneer as far as research. They are able to draw various hypotheses and develop new means of prevention.

Mr. Baize elaborated on the kinds of services that would be provided by Family Care Center. They will be dealing with substance abuse and mental health issues. He stated that this program is unique as it is one of the few programs that links mental health and substance abuse.

After questions from the Board and Ms. Palmer-Perry, Commissioner Vaux thanked Mr. Baize for his presentation. Commissioner Vaux explained the budgetary process, noting that the process begins the first

week in August.

PLANNING COMMISSION RECOMMENDATION - PORT OF SKAGIT COUNTY COMPREHENSIVE PLAN
AMENDMENT REQUEST.

At a request from the applicant, this item was withdrawn and canceled.

ADJOURNMENT:

Commissioner Wylie motioned to adjourn the proceedings. Commissioner Robinson seconded the motion. The motion was carried unanimously.

BOARD OF COUNTY COMMISSIONERS
SKAGIT COUNTY, WASHINGTON



Handwritten signature of W. W. Vaux in cursive script.

W. W. Vaux, Chairman

Handwritten signature of Robby Robinson in cursive script.

Robby Robinson, Commissioner

Handwritten signature of Ruth Wylie in cursive script.

Ruth Wylie, Commissioner

ATTEST:

Handwritten signature of Stephanie Wood in cursive script.

Stephanie Wood, Clerk
Skagit County Board of Commissioners