

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

Tuesday, November 26, 1991:

8:30 a.m. - 9:00 a.m. Work Session - Division Manager and Operations/Road Supervisors.

10:00 a.m. - 10:30 a.m. Decision - Special Use Permit Request #SP-90-023 of Gloria Beckstrom and John Sheahan for the Construction of a Duplex at 1060 "C" Street in Bayview.

1:30 p.m. - 2:00 p.m. 1) Bid Opening - One New Track Loader.
 2) Miscellaneous Items.

2:00 p.m. - 4:00 p.m. Budget Work Sessions.

The Skagit County Board of Commissioners met in regular session on Tuesday, November 26, 1991, with Commissioners W. W. Vaux, Robby Robinson and Ruth Wylie present.

DECISION - SPECIAL USE PERMIT REQUEST #SP-90-023 OF GLORIA BECKSTROM AND JOHN SHEAHAN FOR THE CONSTRUCTION OF A DUPLEX AT 1060 "C" STREET IN BAYVIEW.

Chairman Vaux opened the discussion by advising the audience that no comments will be taken, except if the Board wishes to ask questions of audience members.

Chairman Vaux reviewed the history of the Beckstrom special use request. He explained that the attorneys for both parties in this matter have chosen not to attend this decision-making session.

Chairman Vaux reviewed his views of the issues brought up during the public hearing on this matter:

- Conformity. No duplexes currently exist in the immediate vicinity, and many members of the community do not wish to allow multiple family dwellings.
- Septic. Much testimony alleged that a less than adequate situation exists with the septic system in that the lot is very small and the soil percolates very poorly.
- Precedent. Many members of the community expressed concern that the approval of this request would preclude denial of any other special use permits for multiple family housing in the area.
- Discrepancy in lot boundaries. Evidence was presented that a) a formal survey was not completed and b) a disputed strip of vacated right-of-way which was 5th Street further alters the boundaries of the Beckstrom property.

Chairman Vaux requested that George Ridgeway, Environmental Engineer, synopsise his written comments to the Board of Commissioners which he submitted for the record of the public hearing. Those comments supported the suitability of the septic system, however, admitted that no survey was required or completed, that the presence of imported dirt was not recently determined, and that the scale of the as-built drawing was incorrect.

Chairman Vaux then stated that he does not feel that the granting of the special use permit will set a precedent for the area and that a duplex is not incompatible with the neighborhood. Chairman Vaux felt that the duplex meets most standards except for the ability to assure that the lot is big enough and the components are properly located. Chairman Vaux suggested that a survey should be required before a final decision is made on the special use request.

Commissioner Robinson stated that the intent of the County land use laws is to encourage scattered duplexes, not concentrations of multiple family housing, and the intent of the laws will be followed.

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Commissioner Robinson was, however, concerned about the Beckstrom lot boundaries.

Commissioner Wylie asked whether the pending superior court case would require the completion of a survey or determine the lot boundaries in any way.

Chairman Vaux felt it would not, and that a survey should be required regardless of the outcome of the case.

Commissioner Wylie commented that although we do not want to cluster duplexes, we will be required by the Growth Management Act to find new ways to increase densities in existing population centers. She also agreed that a survey should be required.

Chairman Vaux suggested that the Board give Mrs. Beckstrom conditional approval of the special use permit, depending upon whether a survey shows that each setback requirement has been met.

Mrs. Beckstrom, when consulted, was not willing to agree to pay for a survey unless her neighbor participated in the costs.

At this point, Commissioner Wylie motioned to continue the deliberation proceedings and delay a decision on the Beckstrom special use permit until Mrs. Beckstrom has submitted the results of a professional survey. Mrs. Beckstrom was directed to contact the Board in two weeks with information as to when a survey could be scheduled. Commissioner Wylie continued her motion, stating that a final decision date would not be scheduled at this time due to the difficulty in scheduling a survey.

Commissioner Robinson seconded Commissioner Wylie's motion, and it passed unanimously.

BID OPENING - ONE NEW TRACK LOADER.

Chairman Vaux waived the reading of the notice of call for bids, as published in The Skagit Argus, and the following bid was opened:

- 1) Northern Commercial Company (dba N C Machinery Co.)
2020 Freeway Drive
Mount Vernon, WA 98273

Total Bid: \$258,982.55

The bid will be forwarded to the Public Works Department for their perusal and recommendation for award.

MISCELLANEOUS ITEMS.

- A. Commissioner Wylie motioned to adopt the resolution calling for a public hearing on Tuesday, December 17, 1991, at 1:30 p.m., to consider the authorization of a supplemental budget to funds which have received additional revenues and expenditures beyond budget estimates, and to adjust funds to reflect 1991 cost of living salary increases. Commissioner Robinson seconded the motion, which passed unanimously. (Resolution # 14149)
- B. Dave Fleming, Risk Manager, presented each Board member with a coffee mug representing the County's zero time loss program.
- C. Commissioner Wylie motioned to adopt the resolution authorizing a budget line item change in the

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amount of:

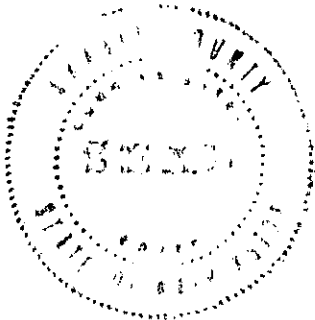
Current Expense Fund #001	\$8,839.00
Emergency Management Fund #105	\$2,670.00
Parks & Recreation Fund #114	\$22,000.00
Senior Services Fund #118	\$1,150.00
County Road Fund #117	\$785,400.00
Solid Waste Operating Fund #40	\$1,164,000.00
Equipment Rental Fund #501	\$254,000.00


Commissioner Robinson seconded the motion, which passed unanimously. (Resolution # 14150)

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





W. W. Vaux, Chairman

Robby Robinson, Commissioner



Ruth Wylie, Commissioner

ATTEST:



Stephanie Wood, Clerk
Skagit County Board of Commissioners