

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

Tuesday, September 15, 1992

9:00 a.m. - 10:00 a.m. Department of Planning and Community Development - Scott Kirkpatrick, Director.

- 1) Code Enforcement Report.
- 2) Miscellaneous.

10:00 a.m. - 10:30 a.m. Hearing Examiner Recommendation - Denial - Agricultural Variance for Marguerite Johnson, 1485 Dunbar Lane, Mount Vernon, Washington.

11:00 a.m. - 11:15 a.m. Bid Award - Courthouse Parapet Wall Remodel.

The Skagit County Board of Commissioners met in regular session on Tuesday September 15, 1992, with Chairman Robinson and Commissioner Wylie present. Commissioner Vaux's absence was excused.

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

- 1) Code Enforcement Report.

Mr. Kirkpatrick presented the Code Enforcement Report to the Board. He stated that George Smith who had been training with, and assisting, Tim Hoffman had completed his work with the County. Mr. Kirkpatrick suggested that he draft a letter of thanks to Mr. Smith for the assistance he provided to the County, and wishing him well in his search for a permanent position.

The Board directed Mr. Kirkpatrick to draft a letter as suggested for their signature.

- 2) Miscellaneous.

Mr. Kirkpatrick presented the Planning Commission roll call from the September 14, 1992, meeting to the Board.

HEARING EXAMINER RECOMMENDATION - DENIAL - AGRICULTURAL VARIANCE FOR MARGUERITE JOHNSON, 1485 DUNBAR LANE, MOUNT VERNON, WASHINGTON.

Chairman Robinson waived the notice of public hearing, as published in The Skagit Argus.

Chairman Robinson informed Mrs. Johnson that she had the option to have the recommendations held over to another day when all three commissioners were present. In the event that the two commissioners present voted opposite each other regarding the Hearing Examiner's recommendation for denial, the decision stands with the Hearing Examiner.

Mrs. Johnson chose to continue.

Jeff Morgan, Assistant Planner, reviewed Mrs. Johnson's request with the Board. She has a total of four acres of land, zoned Agricultural within the flood hazard area. The property is located in an area of some potential growth and there are other residences in the area. It was the recommendation of the Hearing Examiner and the Planning Department to deny the request. Mr. Morgan stated that he had two letters from adjoining property owners who were in support of the subdivision.

Mr. Morgan presented the Board's options to be:

- a) to summarily approve the Hearing Examiner's recommendation; or
- b) to remand it back to the Hearing Examiner for further discussion; or
- c) hold a public hearing and adopt findings of fact if the Board deems a change in the Hearing Examiner's recommendation is necessary.

- Mrs. Johnson, 1485 Dunbar Lane, Mount Vernon, Washington 98273, addressed the Board. Mrs. Johnson stated that her daughter and son-in-law desire to buy one acre of land from her to build a home for themselves. She said that the fields used to be farmed in the past, but access to them isn't as easy and they don't bother now. It is only used for hay. She said that she can't maintain the entire property any longer, has no husband, and would like the kids to live next to her to assist her in the years to come. She felt that one acre would not make any difference agriculturally. She is not desiring to create a development, she just wants the kids next door.

- George Arnold, Mrs. Johnson's son-in-law, addressed the Board. He stated that the property was originally two pieces, but were aggregated. He was not against the zoning, he agreed with it but felt that this property would not be functional for agricultural use. The desire is to use the land in an effective manner, have mother and daughter close to each other, and have a minimal number of farm animals for the family's enjoyment.

Chairman Robinson stated that in view of the options the Board have, it appears that they are being asked to hold their own public hearing.

Commissioner Wylie stated that she understood that Mrs. Johnson wanted to have her daughter and son-in-law nearby, and that the current zoning would not allow it. She stated that the decision would have to be based on whether the property is farmland or not, and efforts are being made to preserve farmland. She felt that it looked like downtown with as many homes as there are in the area. Commissioner Wylie motioned to conduct a site visit on Tuesday October 13, 1992, and hold a public hearing at 11:00 a.m. Tuesday October 13, 1992, or as soon thereafter as possible in the Commissioner's Hearing Room, 202A, 700 S. Second, County Administration Building, Mount Vernon, Washington 98273.

Chairman Robinson seconded the motion, which carried and was so ordered.

BID AWARD - COURTHOUSE PARAPET WALL REMODEL.

Roger Howard, Facilities Manager, presented a resolution for approval awarding the bid for the remodel for the Skagit County Courthouse Parapet to the lowest bidder, Eldred & Essex Construction, P.O. Box 308, Bellingham, 98227, at the total bid price of \$365,800.00.

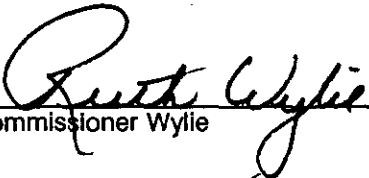
Commissioner Wylie motioned to approve the resolution awarding the bid for the remodel of the Skagit County Courthouse Parapet to Eldred & Essex Construction as presented.

Chairman Robinson seconded the motion, which carried and was so ordered. (Resolution #14484).


ADJOURNMENT

Commissioner Wylie motioned to adjourn the proceedings, Commissioner Robinson seconded the motion which carried, and was so ordered.

Chairman Robinson




Commissioner Wylie



Commissioner Vaux

ATTEST:



Connie Carter
Clerk of the Board

