

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

Tuesday, October 13, 1992:

8:30 a.m. - 9:00 a.m. Work Session - Operations Superintendents and Road Supervisors.

9:00 a.m. - 10:00 a.m. Planning Department - Scott Kirkpatrick, Director.

1. Recognition of Carl Loeb, Chairman of the Nookachamps Watershed Management Committee.
2. Code Enforcement Report.
3. Miscellaneous.

10:00 a.m. - 11:00 a.m. Site Visit - Marguerite Johnson, 1485 Dunbar Lane, Mount Vernon, Washington.

11:00 a.m. - 11:30 a.m. Public Hearing - Agricultural Variance Request #VAR-92-027 of Marguerite Johnson, 1485 Dunbar Lane, Mount Vernon, Washington.

1:30 p.m. - 4:30 p.m. Budget Work Sessions.

The Skagit County Board of Commissioners met on Tuesday, October 13, 1992 with Commissioners Robinson and Wylie present. Commissioner Vaux's absence was excused.

PLANNING DEPARTMENT - SCOTT KIRKPATRICK, DIRECTOR.

1. Recognition of Carl Loeb, Chairman of the Nookachamps Watershed Management Committee.

Jim Freeman, Senior Planner, addressed the Board. He stated that Carl was able to assist the Watershed Management Committee of 28 members to communicate and work well together.

Commissioner Wylie stated that she had request the Certificate of Commendation for Mr. Loeb for his outstanding leadership as Chairman of the Committee.

Mr. Loeb stated that it had been an interesting process working with the diverse views of the people involved. He felt that there were no definite answers to satisfy all parties involved, but that success was found when all parties left feeling mildly disappointed. He stated that it was a fun project to work on.

The Board presented a Certificate of Commendation to Carl Loeb, Chairman on the Nookachamps Watershed Management Committee.

2. Code Enforcement Report.

The Code Enforcement Report was presented to the Board.

3. Miscellaneous.

A) Kraig Olason, Assistant Planning Director, discussed with the Board information on water service on Skagit Beach. There had been questions regarding capacity problems and how many homes were anticipated to be built in the Skagit Beach water system area. According to a memo that Mr. Olason received from LaConner Mayor, Dan O'Donnell, there are three parties that have hooked-up

to the system in the past two months. They are required to meet state requirements before they will be allowed to build. Mr. Olason stated that there is capacity for water but there is no fire flow. In order to be approved for a building permit, there has to be a water availability report. Mr. Olason was not aware whether the Health Department had reviewed the water situation for the three property owners.

Gary Christensen, Senior Planner, stated that a valid concern exists regarding the possibility that the land owners could proceed with their building plans assuming that there is no potential problem in getting a building permit just to find that their water source has not been approved.

Commissioner Wylie stated that Skagit Beach Homeowners Association should be responsible to contact the property owners to let them know of the potential problem since they allowed them to pay for the water hook-up.

Mr. Olason stated that he could discuss with Lorna Haycox, Environmental Health Specialist, whether Skagit Beach is over their hook-up capacity. He will send a memo to Ms. Haycox regarding the matter and return to the Board next week with more information.

- B) Mr. Olason distributed to the Board, a draft copy of a newsletter that is planned to be mailed out to a list of about 1000 people by the first of next week. The newsletter is to provide information regarding the appointments to the Skagit County Comprehensive Plan Element Citizen Advisory Committees. There will be a training workshop held on October 27, 1992, for the Committee members.

Mr. Christensen stated that after public meetings were held regarding the formation of the Element CAC's, members of the public wanted to know who the CAC members were, where they were from, and what their interests were. He stated that the CAC's were not fully compiled and answers were not available at that time. It is hoped that the newsletter will provide sufficient answers. He said that 75 CAC members are expected representing the Comprehensive Plan Elements, and he is looking forward to the beginning of the meetings.

Mr. Olason stated that he and Stephanie Wood, Administrative Coordinator, have discussed the possibility of developing a checklist of some kind to follow when screening the applicants for the CAC's. It was felt that there have been 25 to 30 applications received for each of the six elements.

- C) Mr. Christensen reviewed the Planning Commission's recommendations from the previous night's meeting with the Board. The two matters that will be scheduled with the Board at a later date are a recommended denial of a Comprehensive Plan Amendment #CPA-92-009 for Triple T Construction, and a recommended approval of a Comprehensive Plan Amendment #CPA-92-005 for Kirk Campbell.

MISCELLANEOUS

- A) The Board signed a previously approved contract with Quantum Construction, Inc., P.O. Box 998, Anacortes, Washington, for the remodel of the existing Women's restroom and construction of a new Unisex handicap accessible restroom in the Mount Vernon Senior Center. Also, crawl space ventilation will be provided for. Contract amount is \$22,913.00. Work is to be complete 30 consecutive calendar days from the Notice to Proceed. (Contract #01456).

Commissioner Vaux was present for the remainder of the days' proceedings.

SITE VISIT - MARGUERITE JOHNSON, 1485 DUNBAR LANE, MOUNT VERNON, WASHINGTON.

The Board held a site visit at 1485 Dunbar Lane, Mount Vernon, Washington, at which no public comment was taken.

PUBLIC HEARING - AGRICULTURAL VARIANCE REQUEST #VAR-92-027 OF MARGUERITE JOHNSON, 1485 DUNBAR LANE, MOUNT VERNON, WASHINGTON.

Jeff Morgan, Assistant Planner, reviewed with the Board the circumstances of Mrs. Johnson's Agricultural Variance request. He submitted copies of the site plan, and two letters from neighbors of Mrs. Johnson in support of her variance request. He said that at a previous public meeting the Board elected to hold their own public hearing. The subject property is zoned Agricultural on the Comprehensive Plan and Zoning Maps. The applicant wishes to subdivide her four acre property into two parcels, one parcel to be one acre in size, and the other to be three acres in size. The property presently has a residence and outbuildings on it and is accessed by Dunbar Lane. There are residences along Dunbar Lane, and the applicant has stated that the property is difficult to farm due to the difficulty in access for large farm equipment.

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

Chairman Robinson opened the hearing for public comment.

- Mrs. Marguerite Johnson, 1485 Dunbar Lane, Mount Vernon, addressed the Board. Mr. Johnson submitted three letters from neighbors supporting the variance request, an income statement from the haying done on the property since 1980, (hay has been the only crop grown since then), and photographs taken of the subject property and surrounding area. She stated that she felt it would be appropriate to allow the subdivision in order to allow another home to be built as it would fall in line with the rest of the neighborhood.

Chairman Robinson asked whether the proposal was for her daughter and son-in-law to build a home on the one acre portion requested to divide from her property.

Mrs. Johnson stated that is was, and that they wanted to be near to help her with the upkeep of the property and to be of assistance to her in the years to come.

Commissioner Vaux asked Mrs. Johnson how long she had lived on the property, and how long the subdivision behind her property had been there.

Mrs. Johnson stated that she had been there 40 years. She was unsure how long the subdivision behind her property had been there, but it had been developed within the time that she has lived there. She stated that when it was known that the subdivision was to be built, she built a fence on her rear property line.

- George Arnold, Mrs. Johnson's son-in-law addressed the Board. Mr. Arnold stated that they are not against the Agricultural zoning on the property, they just want to make the best use of the non-productive land. He and his wife wish to be close to Mrs. Johnson to be of assistance to her. He felt that it would make sense to allow the variance request. Mr. Arnold asked if the variance did go through, whether, due to the zoning, a precedence would be set enabling future owners to divide the property futher. He said that he would rather divide the property in such a way that this could not occur.

Mr. Arnold said that it is not their intention to create a subdivision. He wondered if the existing assessors map lines could be used for the division of the property.

Mr. Morgan stated that it may be possible, but it would have to be checked into.

Commissioner Wylie asked if the property had two lot numbers.

Mr. Arnold stated that it did, as it was two agricultural lots, side by side, that had been aggregated.

Commissioner Vaux stated that any owner would have the right to request the property to be divided further.

Seeing and hearing no further comment from the audience, Commissioner Wylie motioned to close the public hearing. Commissioner Vaux seconded the motion, which carried unanimously.

Commissioner Wylie motioned to hold the decision for the Agriculture Variance Request of Mrs. Marguerite Johnson, 1485 Dunbar Lane, Mount Vernon, Washington, on Monday, October 19, 1992, at the hour of 9:30 a.m., or as soon thereafter as possible. Commissioner Vaux seconded the motion which carried unanimously.

ADJOURNMENT

Commissioner Wylie motioned to adjourn the proceedings, Commissioner Vaux seconded the motion which carried unanimously.

BOARD OF COMMISSIONERS
SKAGIT COUNTY, WASHINGTON



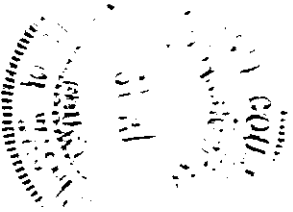
Robby Robinson, Chairman



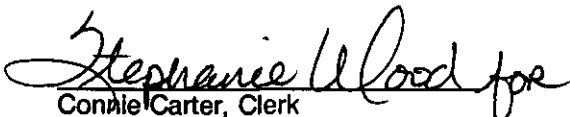
Ruth Wylie, Commissioner



W. W. Vaux, Commissioner



ATTEST:



Connie Carter, Clerk
Skagit County Board of Commissioners