

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

**Tuesday, March 16, 1993:**

10:00 a.m. - 11:00 a.m. Department of Planning and Community Development - Dave Hough, Acting Director:

- 1) Discussion - Land Use Classification Comprehensive Planning Petition Process.
- 2) Presentation on 1991 CZM Grant - Coastal Disaster Mitigation.
- 3) Code Enforcement Report.
- 4) Miscellaneous.

1:30 p.m. - 2:30 p.m. Work Session - Aquatic Weed Problems at Local Lakes.

10:00 a.m. - 11:00 a.m. Department of Planning and Community Development - Dave Hough, Acting Director:

- 1) Discussion - Land Use Classification Comprehensive Planning Petition Process.

**DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT - DAVE HOUGH, ACTING DIRECTOR:**

- 1) Discussion - Land Use Classification Comprehensive Planning Petition Process.

Gary Christensen, Senior Planner, addressed the Board, stating that there has been a considerable amount of public interest and concern regarding possible changes to land use regulations and comprehensive planning due to the Growth Management Act (GMA). He said that the department has drafted a one page form, that is a non technical, fill in the blank type for the public to petition for consideration on a land use classification. He felt that having a standardized form would assist in the review and analysis process enabling an easier process by which to make referrals to the Planning Commission or the Board. He said that there will be no fee attached, the petition form will become a part of the Planning Departments' requirements for a land use classification review. This would also ensure public participation in the process. He said that it is possible that hundreds of applications could be received. They would be categorized and maintained in a file with basic information regarding the requests. Eventually, the applications will be digitized, and compared with all the digitized information to determine the best use.

He said that it is important for the department to know who is requesting a rezone, how much land is involved, where it is located, and what the owner is planning to do with it.

Commissioner Robinson stated that there could be a problem with item Number 2, regarding a property owner having to provide information regarding how the proposed land use designation will affect existing land use patterns and future development, and what land use factors have prompted the request. He felt that this may be a difficult item for members of the public to fulfill.

Mr. Christensen stated that item Number 2 places the responsibility on the applicant to become aware of the impacts of the request that is being made.

The Board expressed approval of the petition form.

2) Presentation on 1991 CZM Grant - Coastal Disaster Mitigation.

Oscar Graham, Associate Planner, stated that at the department's last staff meeting it was determined that weekly updates to the Board regarding various projects would be made. Mr. Graham stated that a 1971 legislative bill was passed in Washington regarding a Shorelines Management Act that has been used as a model for other states. Wetlands issues are discussed in the Act making it so that farmers can't farm due to wetlands, and developers can't continue projects due to being on designated wetlands. Skagit County wetlands have significant resource value. Shoreline resources are the most precious, this is why legislature adopted the Shoreline Management Act. Minimum standards were prescribed. Critical areas under GMA are steep slopes, habitat areas, and wetlands. In terms of shoreline management these are condensed to shoreline. As work has progressed for compliance with the GMA there have been similarities found between GMA and Shoreline Management. Shoreline management jurisdiction extends for 200 feet. What happens outside the 200 feet affect the shoreline too. There needs to be an interlocking set of ordinances that address GMA and Shoreline Management.

Mr. Graham stated that the Coastal Zone Grant provides for studying unstable slopes, coastal erosion and coastal flooding.

The Board watched a slide presentation Mr. Graham had prepared depicting various coastal areas in the County. There are several areas that have unstable slopes and many of the methods employed to mitigate erosion and slides have failed. He said that there are some solutions. There needs to be a cooperation with shoreline property owners to install bulkheads appropriately with a proper design that will not increase erosion problems.

*In areas of diking along shorelines, the pilings placed many years ago to act as a breakwater are beginning to deteriorate. It is obvious that where these breakwaters have failed, the dikes are being adversely affected.*

Mr. Bill Stendal questioned whether using rock to create a breakwater in dike areas rather than pilings would be feasible.

Mr. Graham stated that it would be as prohibitive financially as the pilings, and would not be permitted. He said that there needs to be a common ground to work toward. Public entities, property owners and the Planning Department have the desire to work together on these situations. It is difficult to balance the resources and practical solutions. It is possible to do, but needs to be in a way to accommodate all.

The Board thanked Mr. Graham for his presentation.

3) Code Enforcement Report.

The Code Enforcement Report was presented to the Board.

4) Miscellaneous.

A) Mr. Hough informed the Board that Skagit Recycling, 2200 Division street, Suite D, Bellingham has applied for a permit to construct and operate a recycling facility on the Barrel Springs Road. This project will require a Special Use Permit and an Inert Landfill Permit from the Health Department.

Commissioner Robinson stated that the County will need to be protected should the business be permitted and fail, as the responsibility would be transferred to the County in the event of a failure.

Mr. Hough will keep the Board informed on the progression of this application.

B) Mr. Hough informed the Board that notice was received that the Senate Ways and Means Committee cut 50 percent of the GMA funds for 1994-95.

- C) Mr. Hough stated that small districts, such as fire districts, are requesting assistance on environmental review on any thing that they may do. Fire District No. 8 specifically asked for the County to be the lead agency for their environmental review. It would be time consuming, and could ultimately be a controversial position for the County to take.

Chairman Hart felt that there should be a policy regarding this issue.

**ADJOURNMENT**

Commissioner Wolden motioned to adjourn the proceedings, Commissioner Robinson, seconded the motion, which carried unanimously.

BOARD OF COMMISSIONERS  
SKAGIT COUNTY, WASHINGTON

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Robert Hart, Chairman

*Harvey Wolden*  
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Harvey Wolden, Commissioner

*Robby Robinson*  
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Robby Robinson, Commissioner

ATTEST:

*Connie Carter 3/29/93*  
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Connie Carter, Clerk  
Skagit County Board of Commissioners

