

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

Tuesday, April 27, 1993

- 8:30 a.m. - 9:00 a.m. Work Session - Operations Division Manager and Road Supervisors.
- 9:00 a.m. - 10:00 a.m. Department of Planning and Community Development - Dave Hough, Director:
- 1) Introduction to Current Planning.
 - 2) Staffing Needs for the Samish Watershed Action Plan.
 - 3) Code Enforcement Report.
 - 4) Miscellaneous.
- 10:00 a.m. - 10:30 a.m. Hearing Examiner Recommendation - Approval - Open Space Application #OSO-91-019 of Ron Hass, Avalon Links, Inc., 1717 Kelleher Road, Burlington.
- 1:30 p.m. - 2:00 p.m. Presentation - Results of 1992 Board of Equalization Adjustments.

The Skagit County Board of Commissioners met in regular session on Tuesday, April 27, 1993, with Commissioners Robert Hart and Harvey Wolden present. Commissioner Robby Robinson's absence was excused.

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

1) Introduction to Current Planning.

As a courtesy to the two new Board members, Mr. Hough and his staff provided an opportunity to introduce the staff of the Planning Department, and each section reviewed the function of their position and gave a brief overview of the programs they operate.

Oscar Graham, Shorelines Administrator, reviewed the County's shorelines program. The County's hydroelectric facilities study grant and an available wetlands study grant were highlighted.

Jeff Morgan, Associate Planner, reviewed processing of variance requests, special use requests, and shortplat applications.

Tim Hoffman, Code Compliance Officer, discussed the effort he conducts to enforce the land use and permitting laws and rules set forth in the Skagit County Code's Zoning and Land Use Ordinances.

Grace Roeder, Associate Planner, discussed her 21-year tenure with the Planning Department.

Zoe Pfahl, Assistant Shorelines Administrator, discussed her involvement in reviewing and coordinating all shoreline activity applications.

2) Staffing Needs for the Samish Watershed Action Plan.

Mr. Hough explained that during the Nookachamps Watershed Plan development effort, Skagit County Planning received full assistance from the Puget Sound Cooperative River Basin Team. The Puget Sound Team has now indicated that their assistance will not be available at the same level for the Samish Watershed Plan development, and Skagit County will need to look elsewhere for the technical assistance needed to complete the plan.

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Mr. Hough stated that our options to receive this needed technical assistance are:

- Hire a full-time, temporary Assistant Planner position for one and a half years;
- Hire an intern (full time summers/half time rest of the year) and contract out technical reports to a consultant.

Chairman Hart remarked that he feels that consultants tend to be more expensive and hold technical expertise in only a specific area which might not include an understanding of Skagit County. Additionally, once their scope of work is complete, no further assistance is available. He favored keeping staffing in-house.

Commissioner Wolden agreed with Chairman Hart.

3) Code Enforcement Report.

The Code Enforcement Report was provided for review.

4) Miscellaneous.

- A. Gary Christensen, Associate Planner, reported on last night's Planning Commission meeting where a second consideration of the Winn Anderson Comprehensive Plan Amendment was reviewed. Mr. Christensen stated that the hearing continued until 11:00 p.m., and he was convinced that all present received ample opportunity to give testimony.

Mr. Christensen stated that a motion was made to approve the Comprehensive Plan Amendment; however, it received only three favorable votes. Four dissenting votes were cast. Mr. Christensen explained that it is necessary to obtain five favorable votes for a motion to pass. In the absence of the minimum number of votes to approve the proposal, as well as the absence of the minimum number of votes required to disapprove the proposal, there will be no recommendation from the Planning Commission.

Mr. Christensen explained that the two absent members had previously voted one in favor and one opposed to the proposal. A new Planning Commission member has replaced a resigning Planning Commission member since this issue was first considered.

Mr. Christensen stated that the Planning Commission did agree that no new information was presented at last night's public hearing. He stated that the major points made by opponents to the proposal were that the use may not be compatible with the rural nature of the island, and that the application is premature given that the County is in the process of an update of its Comprehensive Land Use Plan in compliance with the Growth Management Act. Mr. Christensen stated that staff will be consulting the Chief Civil Deputy Prosecuting Attorney to discover whether the Board will need to hold their own public hearing, and what kinds of findings of fact will need to be made prior to considering approval or denial of the proposal.

The frequent absences of Planning Commission member Morris Nilson was discussed.

**HEARING EXAMINER RECOMMENDATION - APPROVAL - OPEN SPACE APPLICATION #OSO-91-019
OF RON HASS, AVALON LINKS, INC., 1717 KELLEHER ROAD, BURLINGTON.**

Grace Roeder, Associate Planner, provided an Assessor's Map and a vicinity map to locate the Avalon Links property.

Ms. Roeder reported that the Hearing Examiner has recommended approval of the proposal to include 200 acres of the 232 total acreage owned by Avalon Links into the Open Space program. He has concurred with the Planning Department staff in recommending that the following conditions be applied to this Open Space designation for the 27-hole public golf course:

- The applicant must provide a legal description of the property
- The applicant must provide a legal description of improved areas that do not qualify for the Open Space Program. This would include putting surfaces, parking lot, roads, clubhouse, and maintenance and storage facilities.
- The applicant must pay fees associated with review of the application.

Ms. Roeder stated that the applicant has now provided the legal description and description of the exempt areas. She stated that the Assessor's Office will now work with the applicant to determine which areas will be included and which will be exempt.

Commissioner Wolden motioned to accept the Hearing Examiner's recommendation of approval and also the Planning Department's recommended conditions regarding the Open Space Application for Avalon Links. Chairman Hart seconded the motion, which carried and was so ordered. (Resolution #14836)

PRESENTATION - RESULTS OF 1992 BOARD OF EQUALIZATION ADJUSTMENTS.

Frank Tucker, Chairman of the Board of Equalization, reported on the final tally of the operation of the Board of Equalization for 1992. Those tallies were:

227	valuations were lowered
375	valuations were upheld
59	petitions were withdrawn
1	valuation was increased

The total number of petitions heard by the Board was 665, an all time record high. The tallies may not add up to the total number heard, as some petitions concerned several parcels of property, each of which has a separate valuation.

Alan Stewart, Appraiser, assisted Mr. Tucker with his presentation.

Mr. Tucker explained that there are two areas where most of the petitions originated in 1992. Those areas were Shelter Bay, near LaConner, and Skyline in Anacortes. The Shelter Bay area was not within the revaluation area this year.

Mr. Tucker complimented Mr. Stewart on his professionalism. Mr. Tucker did, however, express dissatisfaction at the quarters allocated to the Board of Equalization. Mr. Stewart did not feel that Jean Copping, who is the Board's secretary and also a Public Works employee, was unable to devote as much time to the Board as is necessary for the job. He suggested that the Board needs not only a permanent office, but a temporary, full-time secretary as well. As 1993 will see the revaluation of the Sedro Woolley

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School District, Mr. Stewart stated, it is possible that the number of petitions to the Board of Equalization will not decrease next year.

Mr. Stewart stated that it is not so much a need for hearing room space, as the Board has been able to use the Administration Building hearing rooms, but that the Board's clerk needs a permanent office where the public can access her. Mr. Stewart felt that a former clerk, Norma Koykka, would be willing to assume the duties of a full-time, temporary clerk if a permanent space could be made available.

Several potential spaces were discussed, and the Board agreed to consider Mr. Tucker's and Mr. Stewart's requests.

MISCELLANEOUS ITEMS.

- A. Chairman Hart motion to approve for signature the annual agreement with the Snohomish County Health Department for funding for the County's participation in the AIDSNET program in the amount of \$87,908.00. The agreement remains in effect through December 31, 1993. (Contract #001632)

ADJOURNMENT:

Commissioner Hart motioned to adjourn the proceedings. Commissioner Wolden seconded the motion. The motion was carried and so ordered.

BOARD OF COUNTY COMMISSIONERS
SKAGIT COUNTY, WASHINGTON


Robert Hart, Chairman


Robby Robinson, Commissioner


Harvey Wolden, Commissioner

ATTEST:

 5/13/93
Stephanie Wood, Clerk
Skagit County Board of Commissioners



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