

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

**Tuesday, July 20, 1993**

7:30 a.m. - 8:30 a.m. Commissioner's Staff Meeting.

Flag Salute.

9:00 a.m. - 10:00 a.m. Planning and Community Development, Dave Hough, Director:

- 1) Discussion - Memorandum of Understanding Between Skagit County, Economic Development Association of Skagit County, Port of Anacortes, Port of Skagit County, and Skagit Council of Governments.
- 2) Code Enforcement Report.
- 3) Miscellaneous.

10:00 a.m. - 11:00 a.m. Public Hearing - Agricultural Variance #AGV-93-006, Ronald Hawkins and Anita Johnson, 1824 Beaver Marsh Road, Mount Vernon.

The Skagit County Board of Commissioners met in regular session on Tuesday, July 20, 1993, with Commissioners Robert Hart, Harvey Wolden, and Robby Robinson present.

**PLANNING AND COMMUNITY DEVELOPMENT, DAVE HOUGH, DIRECTOR:**

- 1) Discussion - Memorandum of Understanding Between Skagit County, Economic Development Association of Skagit County, Port of Anacortes, Port of Skagit County, and Skagit Council of Governments.

Mr. Hough explained that the Planning Department has reached an agreement with the two Port Districts, the Skagit Council of Government (SCOG) and the Economic Development Association of Skagit County (EDASC) to proceed in performing an economic development study that would suffice for the new Overall Economic Development Plan (OEDP) for SCOG and also answer the needs of the County's Comprehensive Plan Update.

This would be a "first" for Skagit County. The agreement has been prepared and simply memorializes a decision that the groups work together. If the document is approved by all Boards, a press conference would be scheduled to publicize the official signing of the document, thereby advertising the significance of the undertaking.

Mr. Hough stated that the five-member technical committee assigned to this project has requested proposals for a consultant to perform the study. Five consultant companies have expressed interest. It has been agreed to donate 25% of one Planning Department staff member to facilitate the advisory committee that was set up earlier by the Board to review the topic of economic development.

Commissioner Robinson motioned to authorize the chairman to sign the Memorandum of Understanding on behalf of Skagit County at a press conference to be scheduled by Mr. Hough in conjunction with the other signatories. Commissioner Wolden seconded the motion, which passed unanimously.

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2) Code Enforcement Report.

The Code Enforcement Report was reviewed, and Chairman Hart reminded staff that the Board would like to have a weekly report on the number of complaints pending.

3) Miscellaneous.

- A. Mr. Hough updated the Board on a pending complaint in the area of the South Skagit Highway regarding the Woodruff property. Mr. Hough reported that a letter has been submitted to the property owner stating that temporary erosion control measures must be in place no later than July 22, that Young Soo Kim of the Public Works Department will review for compliance, that Shorelines jurisdiction will apply, and that until these items are addressed, the Stop Work order will remain in effect.

The Board wholeheartedly supported strict compliance activity and imposition of fines, if necessary, with respect to this complaint.

- B. The Board discussed with the Kraig Olason, Assistant Planning Director, the possibility of having a forester on retainer to review forest practices activities that are likely to lead to conversion.
- C. Mr. Olason discussed the DNR's activities with the Cypress Island nature preserve. It would appear that Mr. Olason has suggested to DNR that nature preserves, parks, and other preserved areas should undergo a more intensive local review than has previously been required by Skagit County and those State, Federal and local agencies spearheading these projects be brought to task for a variety of impacts.
- D. Mr. Hough advised that two items have been referred to the Board by the Planning Commission. They are:
- 1) Approval - Northwest Farm Food Cooperative Rezone
  - 2) Approval - Amendment to Skagit County Code regarding temporary signs advertising seasonal agriculture products
- E. Mr. Hough discussed the recent application for annexation of property belonging to the Mount Vernon Christian School located off of Blackburn Road by the City of Mount Vernon. Mr. Hough noted that the property is currently zoned for public use; however, questioned whether this annexation will allow further expansion of urban development into the agricultural area.

The next annexation discussed was the City of Burlington's application to annex property owned by Owen on Gilkey Road and Gentry on Lafayette Road. Issues involved in the Gentry annexation were irregular boundaries, payment for improvements to a railroad crossing, and the possibility of including appropriate portions of Gardner Road in the annexation. Issues involved in the Owen annexation were irregular boundaries, agricultural mitigation, and inclusion of east Gilkey Road in the annexation. The Board instructed Mr. Hough to address each of these items with the Boundary Review Board. Mr. Hough advised that he would be providing more detailed information to the Board at a later date.

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**PUBLIC HEARING - AGRICULTURAL VARIANCE #AGV-93-006, RONALD HAWKINS AND ANITA JOHNSON, 1824 BEAVER MARSH ROAD, MOUNT VERNON.**

Chairman Hart waived the reading of the Notice of Public Hearing, as published in The Skagit Argus.

The Board had previously held a public meeting to discuss a recommendation by the Skagit County Hearing Examiner to deny a request by Ronald Hawkins and Anita Johnson to divide 2.2 acres of property containing a residence from an approximately 158 acre parcel located at 1824 Beaver Marsh Road. At that public meeting, the Board discussed the possibility of allowing the 2.2 acre property division in exchange for a restriction on residential development on the remainder of the property, which technically could be divided into three separate 40-acre parcels and three building sites. Jeff Morgan, Associate Planner, was asked to meet with the applicants to negotiate an appropriate compromise to present at a public hearing.

The applicants were represented by attorney John Hicks.

Jeff Morgan reported that proposed language has been prepared to be attached to the variance permit. The language indicates that those heirs named by Mr. Hawkins and Mrs. Johnson may not construct additional residences on the remaining acreage, and that any subsequent purchasers may construct only one residence on the entire remaining acreage. A copy of a previously submitted site plan was again referenced.

Mr. Hicks agreed that the language was constructed with his assistance and is acceptable to the applicants.

Chairman Hart stated that the Board finds that the mitigating measures suggested by Mr. Hicks promote the preservation of agricultural land and are in the best interests of Skagit County.

Mr. Morgan suggested that the Board's findings include a requirement for an approved short plat, and that the language suggested by Mr. Hicks be incorporated on the short plat. The Board had a number of concerns about the length of time to process a short plat application. Mr. Mr. Hicks argued against the requirement for a short plat.

Commissioner Wolden motioned to close the public hearing. Commissioner Robinson seconded the motion, which passed unanimously.

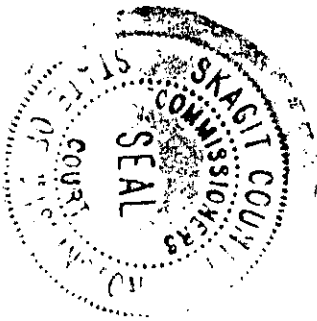
Commissioner Wolden then motioned to approve the variance request of Mr. Hawkins and Ms. Johnson #AGV-93-006, with the requirement that a short plat be obtained and that the conditional language Mr. Morgan presented be incorporated as part of the short plat. Commissioner Robinson seconded the motion, which passed unanimously.

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**ADJOURNMENT:**

Commissioner Robinson motioned to adjourn the proceedings. Commissioner Wolden seconded the motion. The motion was carried unanimously.

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SKAGIT COUNTY, WASHINGTON

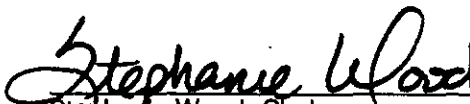


  
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Robert Hart, Chairman

  
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Robby Robinson, Commissioner

  
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Harvey Wolden, Commissioner

ATTEST:

  
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Stephanie Wood, Clerk  
Skagit County Board of Commissioners