

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

Tuesday, November 9, 1993

- 7:30 a.m. - 8:30 a.m. Commissioners' Staff Meeting.
- 8:30 a.m. - 9:00 a.m. Work Session - Operations Division Manager/District Maintenance Supervisors.
- 9:00 a.m. - 10:00 a.m. Department of Planning and Community Development - Dave Hough, Director:
- 1) Discussion - North Cascade Institute Letter of Support.
 - 2) Discussion - Urban Growth Boundaries - Individual Cities and County-Wide Summary.
 - 3) Code Enforcement Report.
 - 4) Miscellaneous.
- 10:00 a.m. - 10:30 a.m. Public Hearing - Agricultural Variance #V-93-029 for Ed Kaptein, 1490 Vaughn Road, Mount Vernon.
- 10:30 a.m. - 11:00 a.m. Discussion - Auditor's Staffing Needs.
- 1:30 p.m. - 2:00 p.m. Bid Opening - Chemical Spray Unit.
- 2:00 p.m. - 4:30 p.m. Public Hearing - Extension of Interim Controls on Land Divisions, Temporary Zoning Map for Unincorporated Skagit County.
(Hearing Rooms B & C, County Administration Building).

The Skagit County Board of Commissioners met in regular session on Tuesday, November 9, 1993, with Commissioners Robert Hart, Harvey Wolden and Robby Robinson present.

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT - Dave Hough, Director

1) Discussion - North Cascade Institute Letter of Support.

Kristi Carpenter, Project Assistant, Planning and Community Development, reported on the work of the North Cascade Institute. She said they are recommending that the Board of County Commissioners sign a letter of support for the institute. She introduced Wendy Scherrer, an Educational Coordinator with the institute.

Ms. Carpenter explained that the program is dedicated to fourth and fifth grade children throughout Skagit County and is an excellent program. Watershed Management is required to adopt a public information and education plan. It is important to them to educate the youth of the County. At their recommendation some staff time and funding has been provided for students and teachers as part of the Skagit Watershed Education Program.

Ms. Scherrer presented a report to the Board of County Commissioners. She said this is the second year of the project and they are hoping that it will be an on-going project. The project includes all of the County's schools and they offer a teacher's workshop. They bring in resource managers to talk about various issues to present to fourth and fifth graders and do a slide show looking at various land uses. They also discuss getting ready for a field trip if the class is able to go on a field trip. She described the field trip experience in more depth.

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Ms. Scherrer said that this project is a cooperative project between various agencies such as the Park Service, Forest Service, DNR, Skagit County Planning, the tribes, the Wildcat Steelhead Club, etc. There are people side by side from various agencies teaching the children.

Ms. Scherrer explained that they have also had financial support through different sources and requested that the Board of County Commissioners provide a letter of support to assist the program in continuing to receive funding.

Commissioner Robinson asked Ms. Scherrer how their wages were paid? Ms. Scherrer replied that they are funded through a combination of sources.

Kristi added that they have a very dynamic staff who do an excellent job.

After further discussion, the Board of County Commissioners approved for signature a letter to Dyanne Sheldon, Skagit Environmental Endowment Commission, offering support for the North Cascade's Institute to receive funding to continue the Skagit Watershed Education Program (SWEP).

2) Discussion - Urban Growth Boundaries - Individual Cities and County-Wide Summary.

Dave Hough, Director, Planning and Community Development, explained that the purpose of the meeting is to review with the Board the Planning Department's progress in meeting with the incorporated cities on the population carrying capacity and the size of their proposed Urban Growth Areas (UGA). As part of this review they are also examining critical areas and compliance with County wide Policies.

Paul Carr, Capitol Facilities Planner, reported. He noted that in the Commissioners' packets there are three maps of the cities of Concrete, Hamilton and Lyman. Also, he has prepared a colorization map packet. Figures from a Puget Power report are being used in terms of what they projected in 1985 and what they would project for the year 2000, although it was found that the Puget Power estimates were low.

Mr. Carr reviewed the charts and analysis and also some estimated growth projections. He provided some examples of the growth projections and chart population absorptions.

Commissioner Wolden asked Mr. Carr if Burlington has Bayview in their growth designated area? Mr. Carr said they do not. They will make assignments in terms of how much a city has to absorb.

The last thing Mr. Carr reviewed was a graph showing how they got to some densities.

Commissioner Wolden asked if they had any idea how many lots are available inside the cities? Mr. Carr said that Anacortes has given that figure but he does not have that information from the other cities.

There was some discussion about the ability of the different cities to absorb more people.

Mr. Carr concluded his report, stating that this is the kind of analysis they will be going through with the cities, with area after area asking these questions. They need to know the rationale then they will go into some public meeting sessions. He reviewed a chart again with the Board to show where regional concepts are going.

Mr. Carr said that in meeting with Mount Vernon last week, they indicated that the County is right on in looking at some of the special study areas.

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Mr. Hough said, as Mr. Carr indicated, they are meeting with all the cities. What they will be doing is having very candid discussions about the intent and purposes of the final urban growth boundaries. They will then come back to the Commissioners with a suggestion as to what they feel those urban growth boundaries should be. They will then meet again for another round with the cities and have some general staff public meetings to allow people who haven't had an opportunity to comment to do so. They hope to accomplish this before Christmas.

Mr. Hough presented some figures received from the Assessor relating to existing parcels available in Skagit County. There are 15,375 lots that are undeveloped. He pointed out that this is unincorporated Skagit County. There was some discussion about these statistics with it noted that although some of the lots may be considered one lot by the Assessor, because of the County's aggregation policy they may not be. Even if you said half of the lots were buildable it gives you almost 8,000 lots. This doesn't include any parcels over five acres in size. They have always assumed there were a lot of parcels, but they now have information that really supports this.

Commissioner Hart asked, how many lots and houses that are already built are on the market for sale? Mr. Hough said he has been trying to get that information.

Mr. Hough and Mr. Carr advised that they would keep the Board updated with a weekly report.

Commissioner Hart emphasized the importance of setting up a meeting with the mayors of the cities.

3) Code Enforcement Report

There was no Code Enforcement Report.

4) Miscellaneous

Gary Christensen, Senior Planner, reported that as of yesterday the proposed Citizen Advisory Committee policy document was ready for public review. A copy of this document will be provided to the Board for review prior to their meeting on Monday.

Mr. Christensen said he would also like to remind the Board of next Monday's Open House at the La Conner Middle School. This will be an informal meeting where they plan to have a lot of discussion with CAC members. They are hoping for a good turnout and that they will move forward in the planning process. He commented on the hard work of the CAC members during the past months and invited the Commissioners to attend the meeting on Monday evening. The meeting will begin at about 6:00 p.m. Commissioner Hart and Commissioner Robinson advised that they will attend this meeting. Commissioner Wolden will be out of town and unable to attend.

The Board expressed their appreciation for all the hard work of the CAC members and approved for signature a letter of thanks to be mailed out to each of the CAC members.

MISCELLANEOUS ITEMS

Stephanie Wood, Administrative Coordinator, presented the following for the approval of the Board:

Commissioner Robinson motioned to approve for signature the Short Form Contract Amendment between Washington State and the Skagit County Health Department for the Migrant Health Program in the amount

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of \$22,944.00, thus amending the total contract amount to \$38,268.00 to be paid on a monthly basis over the contract period. Commissioner Wolden seconded the motion, which passed unanimously.

PUBLIC HEARING - AGRICULTURAL VARIANCE #v93-029 FOR ED KAPTEIN, 1490 VAUGHN ROAD, MOUNT VERNON.

Jeff Morgan, Assistant Planner, presented a report to the Board on the request of Ed Kaptein for an agricultural variance. Mr. Kaptein bought Lot #20 on May 11, 1982 and Lot #21 on May 18, 1982 on the Plat of Avon Acres, which was established in 1958. He constructed a home on Lot #21. Lot #20 had an existing shed and garage on it. Mr. Kaptein has indicated that he bought Lot #20 with the intent of building a single family residence on it, which he is now prepared to construct.

Skagit County Code requires that when any person acquires contiguous pieces of property that are each smaller than the minimum lot size, the Assessor must combine the two lots to make one, even if the resultant lot is still substandard. The only exceptions to this rule are short plats divided after March 1, 1965.

Mr. Morgan explained that Mr. Kaptein would prefer that his two lots remain separate parcels so that he can own a house on each.

He advised that it is the recommendation of the Hearing Examiner and the Planning Department to deny this agricultural variance because of the applicant's failure to address zoning issues prior to purchase of the property and that this was not an acceptable special circumstance. Mr. Kaptein's alleged ignorance of the zoning regulations constitutes a special circumstance that is the result of the applicant's actions. Staff also felt that Mr. Kaptein would receive a special privilege that other owners of agriculturally zoned property are not permitted if the parcels were allowed to remain divided.

John Milner was present for the hearing and noted that in 1958 the plat was approved by the Commissioners and the County Engineer. If the Board would allow the continued separation of these parcels, to allow infill of this nature would be a good way to relieve pressure on real ag land. Also, the Kapteins have signatures from neighbors supporting their request. It is reasonable to allow them to either sell the second lot or go ahead and build on it.

Mr. Kaptein said that the lot is partially improved and ready to go.

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

Commissioner Wolden motioned to approve the Agricultural Variance #VAR-93-029 of Ed Kaptein. Commissioner Robinson seconded the motion, which passed unanimously. (Resolution #_____)

DISCUSSION - AUDITOR'S STAFFING NEEDS

Jerry McInturff, Skagit County Auditor, advised that he was interested in sharing with the Board some household items as well as staffing needs.

Mr. McInturff advised the Board that some of the housekeeping items related to personnel policies in the Auditor's Office, cellular phones, Personal Services Contracts, the La Conner Library District, internal audit reports, lawsuits, etc. He provided a more detailed report to the Board on each item.

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Mr. McInturff explained that due to the increased workload in the Auditor's Office they are looking at the possibility of hiring an additional full or part-time person to be in charge and approve of or okay any adjustment or addition to any accounting sub-system. He suggested that requests for changes go through the current Finance Committee for prioritization.

Chairman Hart said that he would be supportive of anything that avoids duplication.

There was some discussion about charging districts for providing them accounting services. Mr. McInturff concluded by asking that the Board give consideration to the centralization of the system.

BID OPENING - CHEMICAL SPRAY UNIT

The following bid was received for One Late Model Chemical Injection Spray Unit on Cab and Chassis:

Isuzu and Norstar
1993 NPR and RS 3000GS

Norstar Industries, Inc.
2302 "A" Street S.E.
Auburn, Washington 98002

\$31,399.64

After review, the Board will make a decision on the above bid.

PUBLIC HEARING - EXTENSION OF INTERIM CONTROLS ON LAND DIVISIONS, TEMPORARY ZONING MAP FOR UNINCORPORATED SKAGIT COUNTY.

Chairman Hart opened the hearing relative to the Extension of Interim Controls on Land Divisions, Temporary Zoning Map for Unincorporated Skagit County.

David Hough, Director, Planning and Community Development, presented some background relative to the temporary zoning regulations.

On May 24, 1993, the Board of Commissioners adopted a temporary interim zoning map for unincorporated Skagit County. The adoption of an Interim Zoning Map is provided within the Growth Management Act and the Planning Enabling Act. A public hearing was held on June 21, 1993 and on June 28, 1993 where the Board of Commissioners adopted temporary zoning regulations establishing a minimum lot size of 5 acres for all residential zoning districts. In accordance with State statutes, the temporary regulations expire unless extended by the Board of Commissioners.

The Growth Management Act requires that a public hearing be held to consider extension of temporary regulations. The hearing is intended to provide compliance with this section of the State Statutes and to provide an additional opportunity to the general public to comment on a proposed action to extend the temporary regulations.

The adoption of the temporary zoning regulations was considered as a temporary emergency measure to safeguard the public welfare pending city-county agreements designating urban growth areas and their urban development standards, and the adoption of an updated County comprehensive plan and

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implementing land use regulations; as a safeguard against the loss of planning alternatives presented to the public in developing such documents.

Mr. Hough explained further the State requirements and goals relative to the establishment of comprehensive plans and development regulations established by the Growth Management Act.

Mr. Hough added that he received information from the Assessor's Office relative to Assessor property records which he felt would be of value to today's hearing. This information relates to parcels of land in unincorporated areas of Skagit County. At this time there are 15,375 vacant parcels less than 5 acres in size. For tracts 5 acres or larger there are approximately 37,000 vacant parcels.

Since the temporary regulations have been in effect, substantial progress has been made relative to the growth management process. Initial public hearings are scheduled for mid-January.

Mr. Hough concluded by saying that it is the recommendation of the Planning Department that the temporary zoning regulations be extended by 6 months or until the land use element is amended for the Comprehensive Plan.

Chairman Hart asked for any questions concerning Mr. Hough's report.

Louis Requa requested that Mr. Hough explain the graph of timelines relative to the Growth Management Act.

Mr. Hough explained that it relates to the Environmental Impact Statement. He said they have looked at all those items and made a timeline to maintain compliance with the Growth Management Act. He added that copies of this timeline are available to the public.

The following testimony was taken:

Rod Bell, Campbell Lake, said that he owns approximately 6 acres and all of the properties surrounding his property have been platted. The majority are still owned by the original owners. He said he has been an advocate of the 5 acre minimum but denied the privilege of sub-platting, whereas his neighbors have received that privilege. He said he is personally willing to accept the 5 acre minimum, however, he believes the Board should turn around and take those properties that have been sub-platted and put a moratorium on the disposal of those properties so they retain the 5 acre minimum. That would be fair. He added that if the public desires to keep the rural areas there must be some relief for the taxpayer.

Gene Errick, Anacortes, representing the Friends of Skagit County, said the Friends support the extension.

John Milner, Mount Vernon, said he didn't sell real estate and never has. Before they accept the number that there may be 15,000 lots available smaller than 5 acres, he would suggest that the Board ask the Assessor's Office what that number means. There are any number of reasons why the number is inflated, so before you can rely on that figure, the Assessor's Office should be seriously questioned to pin that number down.

Chairman Hart responded to Mr. Milner, indicating that the Board of Commissioners realizes this.

Mr. Milner continued that he is not in favor of the moratorium. He said he would like to speak to some of the consequences of the moratorium. He said it is one thing to say "we won't allow you to divide your land" during this time, but in practice, people who had regularly segregated lots in May of this year no longer

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have legally segregated lots. He cited an example of an individual with two lots on Biz Point who went to Planning, paid for and received a boundary adjustment and then went to sell off one of the lots and was told he couldn't sell it because of the aggregation element of the County rules. Mr. Milner said he thinks it would be possible to modify the moratorium so that anybody who had a previously legally segregated lot could still do that. The, possibly, unintended result of the action is that these lots have been aggregated and cannot be divided. He requested that the Board consider some kind of amendment that would say "if your lot was legally segregated on May 13 prior to the moratorium, it would remain legal today". He added that he knew it might be changed after the final rezone is done.

Bob Gent, Vice President, Skagit County Association of Realtors, said he wasn't necessarily anti or pro growth. He said he would like to address a common sense approach and would like to go on the record asking the Board to rescind this ordinance. He said they believe the emergency situation stated last May was grossly overstated. The Growth Management Act was not intended to be a barrier to growth, but a vehicle or tool to allow a "common sense" plan to be developed by each locality.

Sondra Stauffer of Alger encouraged the Board to keep the zoning in effect until the Growth Management Act can come into being. Hundreds of hours have been put into this by volunteers and citizens to provide a direction of growth for this County. She said it would be sad if the opportunity for people to continue their present lifestyles disappears. Aggregation can be addressed in the Growth Management Act.

June Kite of Conway said she has been a resident of rural Skagit County for 25 years. They have some wooded acreage and some wetland. She talked about the rural character of where she lives and asked who represents rural Skagit County? Fifty percent of Skagit County citizens live in the rural area. Ms. Kite presented letters to the Board from some other Skagit County citizens.

Joyce Lundberg of 1876 Starbird Road said she was very concerned about urban sprawl. She said that they want to retain the ordinance. She said that water, sewage, roads and schools are pretty much at the limit in Skagit County. They need to restrict growth to where it is adjacent to the cities where it can be planned in a feasible and economical way. Agricultural land needs to be preserved as much as possible. She requested that the Board keep the 5 acre limit.

Bill Olson, 2365 Harrison Road, Sauk Prairie, said he was here to suggest the application of this moratorium is something that is kind of a blanket proposal. He said he would like to make a plea for himself and other people in this particular area based on their unique situation. He described the situation and said he did not want to see the door closed. It may be difficult to reestablish the more limited zoning in this area. He said his area is different. The problem here is it is a growing area. The unique character of the area is part of Darrington, even though it is in Skagit County. Darrington is economically hit. The need for smaller zoning is critical to this area. He asked that the Board consider ceasing the moratorium, or at least for certain geographical areas.

Chairman Hart said the zoning does not have any constraints upon the new land use plan. There are areas now served by public sewers in rural areas. Just because there is a 5 acre minimum now doesn't effect what it will be in the future.

Don Sleight of Seattle, stated he is a property owner on Lake Cavanaugh. He advised that his father and mother-in-law have owned a lot for 40 years in that location. He said he and a neighbor purchased a lot last year. Because of the moratorium they are not allowed to divide their two acre plot of ground to take care of their drainfield needs. They have been told they can aggregate and do a boundary adjustment. They think there is some way this could be worked out and are looking for guidance.

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Mr. Hough said, aggregation of half to each of the lots is possible.

Mr. Sleight said he has a surveyor all ready to do a survey of the property. They would then have two one acre lots which could be aggregated but because of the moratorium they can't do this.

Mr. Hough said they could as long as aggregating the two lots is not effected by the 5 acre minimum.

Ken Slater of 1740 Milltown Road said when he bought his property it was zoned for 2 1/2 acre lots. He has lost \$200,000 as he can't subdivide the property. They go along with the 5 acre lots now. He hopes, if there is another 6 month moratorium, that this 5 acre short plat will not cause more loss. Let's stop somewhere, say something and go with it.

Frances Weisenburger of Darrington said she didn't think anyone has mentioned the price of property. It costs up to \$50,000 or more for a 5 acre parcel. It is a waste of land to keep it at 5 acres. She said she would agree to 2 1/2 acres. It isn't practical to ask a member of your family to establish their home with a conditional use permit knowing when you are gone they have to wipe it out. She said that they are an isolated little park and pay their taxes to the County but don't get anything from the County.

Brian McGuiness, Executive Officer, Builder's Association, said he lives on 2 1/2 acres in a wooded area and owns another 5 acre piece with his neighbor. They have kept it wooded because they can afford it. He read a statement from the Builder's Association to the Board of Commissioners. Between the County Commissioners' act to downzone land and the cities' costly impact fees, affordable housing as an element of the GMA doesn't stand a chance. The Commissioners' act relative to the interim zoning did not impact growth, it stifled it. *The economic realities of the marketplace were ignored. By arbitrarily limiting the parcel size to 5 acres, on Fidalgo Island, for example, the pressure is on the agricultural land. All of the people he has talked with for the past few months feel this is a precursor for permanent zoning.*

Pete Sturmonds of Mount Vernon, said he liked Skagit County when it was smaller. He said that while he likes the lifestyle that currently exists there is no moral right we have to tell someone else they can't come in.

Ian Munce, Director of Planning for Anacortes, advised that the Anacortes City Council would like to urge the Commissioners to continue the interim zoning. The Council feels it has been successful and will continue to be successful. The City and County need to take time to do things right.

Phil Mitchell advised that with the growth in Skagit County he can't see a young person trying to buy 5 acres. He talked about the cost of permits and said he would like to give one of his children 2.6 acres to build a house on and the County has told him he can't do that. He said he has nothing against growth development, but the cities can keep things bottled up in one little place.

Bill Reinard said there are attributes that Skagit County has that are exceedingly valuable. It is a difficult task to initiate a moratorium and difficult to continue. But, this is a time when decisions that are made will be made for keeps. The time needs to be taken to make those decisions. He said he realizes it is a hardship on a lot of people, but applauds the Commissioners for their decisions in the past and hopes they will continue with the moratorium.

Chester Miller of 832 SneeOosh Road, said he bought his property on the reservation 20 years ago. He said he looked forward to his son building on the same piece of property. He has 9.63 acres.

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Mr. Cook of Olympia said he has children and grandchildren and would like to divide some of his property up. He has 34 acres over by Lake Campbell. It is ideal for residences. He has been told by the real estate agent that he can only build one house on the 34 acres.

Mr. Hough said he believes the largest tract size on Fidalgo Island is 5 acres so 34 acres could be divided through the proper procedure into 5 acre tracts.

Mr. Cook said he wanted to divide the property into more than 5 acre tracts. He said he was present to protect himself a little bit.

Chairman Hart said that right now there is a loophole that says you can divide your property up any way you want in your will and there is no restriction on it. That is the way the current testamentary law is written, although he said he does not necessarily agree with it.

Richard Moore, 153 Biz Point Road, said he agrees with Bill Olson and John Milner that the Commissioners consider not extending the moratorium. He said he bought two lots and one house three years ago. He said he put one lot up for sale in the spring and was told he couldn't sell it because he owns two lots together. This is a lot that he owned to sell and can't sell it. The moratorium hurts in this kind of situation. He said he would ask that the Board consider making exceptions when they continue the moratorium.

Frances Donaldson said she wanted to talk about families. She said that she thinks this is something that has been forgotten and one of today's problems. Where she lives, families are very important to them. She said she has property she would like to sub-divide into 2 1/2 acres. She said she did not like to see the blanket statement the Commissioners have made for a 5 acre sub-division. If younger people aren't able to buy this property and can receive it at no charge and can build a modest home, that is her plea. She asked that the Commissioners not consider a blanket statement when talking about a 5 acre parcel. She presented several letters from her community to the Board.

Rick Hamiter said it is his understanding this hearing is for the extension of the 5 acre moratorium. He said he is concerned about the rules being changed for folks after the fact. He asked about the meeting in January?

Chairman Hart advised that the first meeting starting the process is next Monday night at LaVenture School.

Mr. Hough said the meeting in mid-January is on the land element. The public meeting at 6:00 p.m. at La Venture School next Monday night is part of the on-going process to finish the Comprehensive Plan.

Mr. Hough said that six committees have completed their work. Those recommended policies with all the comments they receive through this process, will be going to the Planning Commission, a nine member board. They will be holding the public hearings.

Mr. Hamiter asked if this would be a voted on process and would it be done by committee? He said that in a sense that is unsettling as there is a fear of not knowing or something being taken away.

Mr. Hough said if Mr. Hamiter would contact the Planning Department they will add him to the mailing list.

James Cook of 3255 Hamilton Cemetery Road said that he has over 200 acres effected by the five acre minimum. He said he is opposed to no notice, not necessarily the five acre minimum. As a property owner, his taxes are over \$9,000 a year. He said he feels that as a land owner, he should be given notice. He said they need 45 days notice and that it should be publicized. Ten days is not enough notice and breeds

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mistrust in government.

Frances Donaldson said they pay taxes and don't know about public hearings. Something needs to be done in a little area outside Skagit County next to Darrington. Information could be mailed with the tax statement.

Louis Requa said he owns Skagit Surveyors. From the very beginning he was against interim controls. They are unsubstantiated and unwarranted. However, if the controls were to be released, he thinks that everyone knows what would happen. His concern is, how long is this going to continue? He said he was told it would be until January 1, 1994. He said he is not sure what is intended.

Chairman Hart said there is probably going to be some phasing in. More than likely, we are going to know where the urban growth areas are. Anything that has sewers on it and urban services will probably be an early release. If there is substantial agreement in some areas, those would be available in a shorter time. He added that the Commissioners have let staff know that they are displeased that this will not be completed by the end of the year. There has actually been more development in the County this year than was expected. It is a matter of going through the process and getting it put together. There are some areas where there is easy agreement.

Mr. Requa said that was the very point he was going to bring up. He said he believes that is what should be done. He said he agrees with John Milner that the aggregation system is unfair. There are probably things you could do at this time that would relieve some of the problems land owners are experiencing that won't be dealing with 5 acres or more when this is all settled. The longer this continues the longer you are going to have crisis mismanagement of land here. There should be some clustering in some areas and higher density in some areas. He said he empathizes with the Planning Department and how long it takes to get this done.

Elsa Gruber of La Conner said she is here representing Friends of Skagit County. They firmly support the Commissioners act to continue the interim controls. She said she would like to emphasize the words "interim" and "trust". These are "interim" controls and not permanent controls. She said it is important to trust our elected officials and the Planning Department. Also, the Growth Management Act is the law of the State of Washington. Everything the County Commissioners and Planning Department are doing is because they have to follow the law. It is up to everyone who is concerned to inform themselves of what is going on. If people want to be informed about meetings they should call the Planning Department and get on the mailing list. She requested that people attend the meeting at LaVenture School next Monday.

The Commissioners urged that people get onto the mailing list and added that they will be informed of all meetings.

Mr. Milner asked about a parcel of land that hasn't been platted? Can they dispose of smaller pieces at this point? If someone buys this can they sell it?

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Mr. Hough replied that if that property was platted by legal means by March of 1965, the date of adoption of the first subdivision ordinance in Skagit County.

Mr. Milner said, let's assume someone has a 10 acre piece platted for 2 1/2 acre parcels, can that individual dispose of the property at this time and can the person build on it?

Mr. Hough said his answer was the same as previously and they would still remain as legal lots of record. Mr. Hough agreed that the 5 acre minimum does not apply to this kind of a property. He added that once a plat has been approved there is a 5 year period to make those lots more buildable. You can't go back unless the short plat is over five years old. That is by state law.

Louis Requa said, about 10 or 12 years ago he was going through the same process and made the same suggestion to the Planning Commission regarding notification. Probably the most important meetings that are going to be held on this issue are going to begin in January. It may be possible to notify every single property owner in Skagit County through the Treasurer's address system with a post card.

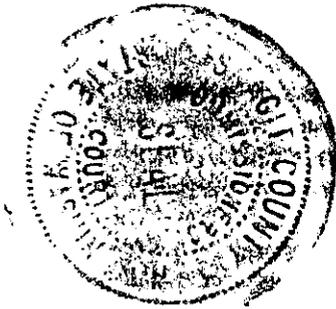
Mary Fotland, 1818 McMurray Road, Mount Vernon, asked, when is this going to end? She said she has a 4 acre piece on one side that isn't sold and then there is a stream and then about 9 acres and on a separate tax statement, 2.8 acres. This was all previously zoned one acre. There should be some way to deal with the County permit system without going to lawyers. She said the Commissioners should think about giving some people a little bit of leeway.

Since there were no further public comments, Commissioner Robinson motioned to close the public hearing. Commissioner Wolden seconded the motion, which passed unanimously.

ADJOURNMENT:

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

BOARD OF COUNTY COMMISSIONERS
SKAGIT COUNTY, WASHINGTON



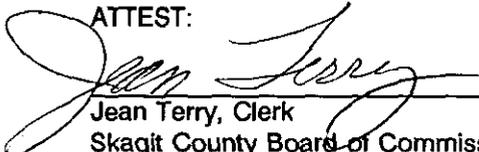


Robert Hart, Chairman



Robby Robinson, Commissioner

Harvey Wolden, Commissioner

ATTEST:


Jean Terry, Clerk
Skagit County Board of Commissioners