

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

**Tuesday, May 24, 1994**

- 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.  
Flag Salute.
- 9:00 a.m. - 10:00 a.m. Planning Department - Dave Hough, Director.
- 1) Discussion - Nookachamps Watershed Recommendations.
  - 2) Presentation for Signature - Impact Fee Ordinance.
  - 3) Code Enforcement Report.
  - 4) Discussion - Three-Month Time Restriction on Recreational Vehicles Being Used as Dwelling Units.
  - 5) Signature - Addendum to Consultant Services Agreement with David Nemens Associates, Inc. Relating to Shoreline Master Program Amendments.
  - 6) Miscellaneous.
- 10:00 a.m. - 10:30 a.m. Call for Public Hearing - Amendments to Skagit County Code Chapter 15.04, Building and Construction Codes.
- 2:00 p.m. - 2:30 p.m.
  - 1) SPARC 30-Year Anniversary Proclamation.
  - 2) Skagit Community Resource Center Project Review.

The Skagit County Board of Commissioners met in regular session on Tuesday, May 24, 1994, with Commissioners Harvey Wolden, Robert Hart, Robby Robinson present.

**PLANNING DEPARTMENT - Dave Hough, Director.**

1. Discussion - Nookachamps Watershed Recommendations.

Kraig Olason, Planning Department Staff, stated that the Nookachamps Watershed has been underway for three years. Mr. Olason commended Kristi Carpenter and other Staff in their hard work toward developing these water quality, enhancement and protection recommendations. Current activities include analyzing implementing agency comments and modifying the "Action Plan" as needed. The 60-page draft document presented items the committee thinks should be done in the watershed. The implementation and budgetary implications were briefly discussed.

The relevant Nookachamps Watershed Action Plan Preliminary Draft Recommendations were briefly reviewed by Mr. Olason. Some of these items on the Action Plan have been completed or are in process. Many things have happened in this plan since started. Estimated costs for project oriented (one time only) items total \$335,069. The County's share of on-going programs would cost \$174,777 per year. Skagit County's share of these costs for project oriented matters would be \$281,874 and may be partially defrayed by the Centennial Watershed Fund. On-going costs would be \$171,000 based on estimates in 1994 dollars, so this

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amount would change over time.

Staff discussed with the Board various specific items on the action plan. Chairman Wolden indicated that Skagit County should not have to shoulder the entire cost of this sort of project.

Commissioner Hart indicated that spending this sort of money on individual watersheds is not practical. At some point these problems need to be addressed, and onerous regulations do not need to be continued.

The Board indicated that something needs to be done rather than continued study.

2. Presentation for Signature - Impact Fee Ordinance.

Mr. Hough advised that the final draft of the Impact Fee Ordinance is still under review with the Prosecuting Attorney and was not available for signature by the Board.

3. Code Enforcement Report.

The Code Enforcement Report was reviewed.

4. Discussion - Three-Month Time Restriction on Recreational Vehicles Being Used as Dwelling Units.

Tim Hoffman, Code Enforcement Officer, advised that the use of recreational vehicles as permanent dwelling units is becoming more and more prevalent in Skagit County. While this issue has been discussed with the Board in the past, Staff is requesting further direction and clarification of this matter.

Commissioner Hart queried Mr. Hoffman on the purpose for pursuing this matter. Mr. Hoffman indicated code violations, sewer problems, and floodway residential units are just a part of the problem. Mr. Hough indicated major problems with residential units in the floodway, and the relevant questions of safety regarding sewage disposal. After brief discussion, Commissioner Hart stated that he does not see a problem with residing in a recreational vehicle for a portion of the year.

Mr. Hoffman advised that this is the only County within the area that does not have some sort of regulation or ordinance in this regard. Mr. Hoffman further indicated that he does not want to put people on the streets. Chairman Wolden indicated that when people are moving from parksites to parksites with no sanitary hook-ups, a continual compliance "catch-me-if-you-can" situation results.

Corey Schmidt, Planning Department Staff, noted that RV's are being used as single family housing or dwellings and do not have to come up to code such as single family residences. Mr. Hough advised that even park model trailers are classified by the State of Washington as recreational vehicles.

Stephanie Wood, Administrative Coordinator, asked if there exists the possibility of issuing temporary permits to people living in a recreational vehicle while building a dwelling. Mr. Hoffman indicated that the County routinely issues permits as long as there are no sewer violations. Staff discussed the possibilities of implementing this procedure with more specific parameters.

Commissioner Robinson indicated that he is not comfortable putting time restrictions on these types of vehicles.

Commissioner Hart stated that the Board does not want to discourage people from using recreational

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vehicles. The Board concurred that Tim Hoffman needs some definite guidelines to assist with enforcement. *The Board indicated that Staff should discuss this matter further.*

5. Signature - Addendum to Consultant Services Agreement with David Nemens Associates, Inc. Relating to Shoreline Master Program Amendments.

Mr. Hough presented to the Board for signature an Amendment to the Consultant Services Agreement to prepare the Amendments to the Shoreline Master Program Addressing the Siting and Development of Hydropower Facilities. Commissioner Hart moved to approve this Amendment. The motion was seconded by Commissioner Hart, and was unanimously approved. (Contract #01939)

6. Miscellaneous.

No miscellaneous items were reviewed.

**CALL FOR PUBLIC HEARING - AMENDMENTS TO SKAGIT COUNTY CODE CHAPTER 15.04, BUILDING AND CONSTRUCTION CODES.**

Roxanne Michael, County Building Official, presented to the Board a Call for Public Hearing to Consider Amendments to Chapter 15.04 of the Skagit County Code to Require State Fire Safety Inspection of Used Mobile Homes Models 1979 and Older, Eliminate the Need to Require Fill and Grade Permits on less than 500 Cubic Yard Projects, Adopt the Current Version of The Washington State Energy Code and Fee Schedule and Implement Lot Certification Fees. Specifics of the amendments were discussed among Staff and the Board. Mr. Hough indicated there are some issues that need to be discussed among the various departments.

Commissioner Robinson stated his feeling is that this needs to be further evaluated and that the public hearing should be held off for the time being. Staff indicated that there is much work to be done prior to the public hearing. Commissioner Hart stated that staff needs to get together to produce a viable document. After further discussion and clarification, Staff indicated their ability to meet and confer regarding these matters prior to the public hearing as scheduled.

Commissioner Hart moved to call for the public hearing on June 7, 1994. Commissioner Robinson seconded the motion, which unanimously passed. (Resolution No. 15371)

**SPARC 30-YEAR ANNIVERSARY PROCLAMATION.**

Joan Martin of SPARC presented to the Board a Proclamation declaring June 16, 1994 as SPARC Day. The Board executed the Proclamation. Ms. Martin stated that SPARC is the oldest private social service agency in Skagit County.

**SKAGIT COMMUNITY RESOURCE CENTER PROJECT REVIEW.**

Ray Reep, Mayor of Mount Vernon, gave a brief history of the concept of a Family Resource Center, housing agencies related to family and child problems such as the County Health Department, SPARC, HeadStart, DSHS, Mental Health, all combined into one. These discussions grew and the Council applied for a planning grant. Robin Sherman was hired to develop the grant application and presented a brief review of the process to date, the source of funding and the parameters dedicating such a facility to low and moderate income individuals.

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Joan Martin stated that the group is looking for some donated property, and is also talking with school districts and Skagit Valley College. With the initiation of the Skagit County Interagency Coordinating Council, many agencies have indicated their interest in this type of facility. The Board discussed various buildings and opportunities and the need for close proximity to transit, accessibility and parking areas.

**SIGNATURE - RESOLUTION EXTENDING TEMPORARY INTERIM ZONING REGULATIONS FOR UNINCORPORATED SKAGIT COUNTY.**

Chairman Wolden opened the deliberations on the resolution extending temporary interim zoning regulations in unincorporated Skagit County.

Commissioner Hart pointed out that there seems to be a preference in zones towards developers rather than homeowners. Commissioner Hart further indicated that from the Public Hearing yesterday there appears to be many questions on aggregation. The aggregation policy is 30 years old and may need some fine-tuning in some areas during the development of the comprehensive plan. It was also noted at the Public hearing that a variance board should be considered.

Commissioner Robinson concurred with Commissioner Hart's concerns.

Dave Hough, Director of the Planning Department, reviewed with the Board the efforts the Planning Department makes to obtain public involvement, and stated that publicity brings people out to the public hearings.

Commissioner Hart queried Staff on if the comprehensive plan land use element will be wrapped up by the end of next month. Mr. Hough responded that the new anticipated target date for completion is July 11.

A brief discussion ensued on the Rural Village designation criteria.

Commissioner Hart noted that the Board is prohibited from making decisions on variances purely for economic reasons. Mr. Hough confirmed that State statutes identify particular things that can be considered under variance criteria. It has been decided that to base a variance purely on economic grounds is arbitrary, and would set a precedent. Variances must be considered on the merits of the land or issue and are extremely difficult. Mr. Hough reviewed various zoning changes over the years with the Board.

Mr. Hough further stated that unfortunately no matter what happens, there are competing interests from those citizens concerned about what the County should look like and those concerned with the economic viability of their property.

Chairman Wolden confirmed that there are avenues for appeal and variances through the Hearing Examiner and the court system.

Mr. Hough further stated that it is important to note that the County is not only required to adopt a comprehensive plan in accordance with the GMA, the County is also required to implement that plan by December 31 of this year. As a part of implementation, the County will be looking at "regulatory reform." Aggregation obviously is something that needs to be looked at very seriously in this process.

Commissioner Robinson indicated his disappointment that the public process has taken longer than anticipated. Commissioner Robinson stated that it is very important that the recommendation does include all of the input to the Board. The Planning Commission does need additional time to complete this job, and

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realize the importance of people getting on with their lives. It is also important to note that this plan will be with the County for the next 20 years.

Commissioner Robinson moved to extend the interim controls until the comprehensive plan land use element is adopted and implemented, Alternative #3. Commissioner Hart seconded the motion. The motion was unanimously approved. (Resolution #15372)

**ADJOURNMENT.**

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

BOARD OF COUNTY COMMISSIONERS  
SKAGIT COUNTY, WASHINGTON



  
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Harvey Wolden, Chairman

  
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Robby Robinson, Commissioner

  
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Robert Hart, Commissioner

ATTEST:

  
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Patti J. Owen, Clerk  
Skagit County Board of Commissioners