

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

**Tuesday, December 13, 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 Road Maintenance Supervisors.
10:00 a.m. - 11:30 a.m.	Work Session - Shellfish Protection District.
1:30 p.m. - 2:00 p.m.	Bid Opening - One New/Demo 1994 Self-Propelled Highway Sweeper.
2:00 p.m. - 3:00 p.m.	Public Hearing - Interim Controls for the March's Point Industrial Area.

The Skagit County Board of Commissioners met in regular session on Tuesday, December 13, 1994, with Commissioners Harvey Wolden, Robby Robinson and Robert Hart present.

**BID OPENING - ONE NEW/DEMO 1994 SELF-PROPELLED HIGHWAY SWEEPER.**

Chairman Wolden waived the reading of the Call for Bids as published in the Skagit Argus. The following bids were received and opened:

Western Power & Equipment  
Auburn, WA 98001  
\$28,998.13 - primary proposal  
\$26,219.70 - alternate proposal  
No bid bond enclosed.

Sahlberg Equipment  
Kent, WA 98032  
\$31,115.07 - primary proposal  
\$21,338.12 - alternate proposal  
Bid bond enclosed.

Staff advised that the bids will be reviewed and a bid awarded prepared within the next two weeks. Chairman Wolden thanked the bidders assembled.

**PUBLIC HEARING - INTERIM CONTROLS FOR THE MARCH'S POINT INDUSTRIAL AREA.**

Chairman Wolden opened the public hearing and introduced Dave Hough, County Planning Director. Mr. Hough advised that the intent of the hearing is to consider establishing a new zoning district for the March Point Industrial Area. This hearing is not for the purpose of discussing urban growth areas and/or the proposed annexation of the Summit Park area by the City of Anacortes.

Mr. Hough advised that the proposed code amendment is intended to provide for continued industrial development within the March Point Industrial Area, but limit additional retail commercial opportunities previously allowed. The amendment is considered as an interim control measure as provided in the Growth Management Act. The issue of retail businesses within the March Point area was first brought out in discussion between the City of Anacortes and the County on urban growth areas. The City expressed concerns that retail businesses may locate in the March Point area that would directly conflict with the City's existing retail commercial core. The County has reviewed all of the City's proposals for their urban growth

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area and is currently proposing March Point remain as an industrial area.

Mr. Hough stated the interim control measures may only be effective for a six-month period without an additional public hearing. The current schedule provides for completion of this portion of the implementing measures to be completed within the six-month period.

Mr. Hough briefly reviewed the specific changes to the Code.

A discussion ensued on the specific permitted usages that are being suggested by the Planning Department for this area, and the associated septic concerns. Higher intensity usages are proposed to be discouraged in this area because of increase sewer usages on septic systems not adequate for such uses.

Anthony Raab, represented Nielsen Bros in Bellingham, stated that his company has property in the March's Point area, and clarified that vested applications would be permitted if the application has been processed through the County. Questions of a boat storage and launching facility and sale of fuel were briefly discussed. Mr. Raab encouraged the Board to allow the sale of retail fuel in conjunction with such a facility, if and when it is permitted.

Dave Damolar, 644 March's Point, stated that it is very unclear what uses will be permitted. Mr. Damolar has rental property that was developed under current County regulations and clarified that such property would not be included in this proposal. Mr. Hough verified that any existing use is grandfathered under the existing code and will not remove pre-existing rights. Owner/operator and caretaker residences were clarified to be allowed on industrial property.

Ralph Bettis, 1254 Padilla Heights through 742 Padilla Heights, questioned why he applied for an auto wrecking permit in this area and was denied. Mr. Hough explained that an auto wrecking yard requires a special use permit and going through a public hearing process as there are unique items such as the control of waste material and fencing requirements that need to be outlined before such use is approved.

Rob Edge, 752 Padilla Heights, questioned the minimum width requirements proposed, and Mr. Hough reiterated that this requirement would not affect existing parcels.

Commissioner Hart questioned the need for dimensional standards changes. Mr. Hough replied that this would bring the interim controls more in line with sewage requirements.

Terry Christensen, a member of the Anacortes City Council, noted his concern for the elimination of specific retail activities such as feed and grain, and a brief discussion ensued on the proposed permitted uses..

Mike Young, owner of Young's Nursery on Highway 20, reviewed the specific problems associated with his property in the area. After a brief discussion, Mr. Hough advised that the special use permit held by Mr. Young would supersede zoning. Mr. Hough advised that there are a number of issues that would need to be discussed on a case-by-case basis.

The Board queried Mr. Hough on several specific permitted uses and it was determined that more clarification is necessary before the Board can approve interim controls in this regard. There being no further public comment forthcoming, Commissioner Hart moved to close the public hearing. Commissioner Robinson seconded the motion, which passed unanimously.

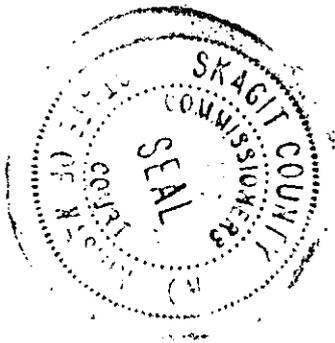
Commissioner Robinson moved to continue the public hearing to Tuesday, December 20, 1994, at 9:00 a.m.

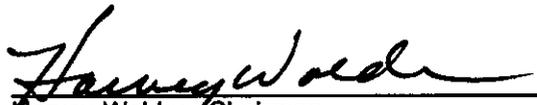
to allow Staff additional time to clarify the specifics of the permitted uses relative to these interim controls. Commissioner Hart seconded the motion, which carried unanimously.

**ADJOURNMENT.**

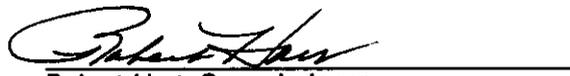
Commissioner Robinson motioned to adjourn the proceedings. Commissioner Hart seconded the motion. The motion was carried unanimously.

BOARD OF COUNTY COMMISSIONERS  
SKAGIT COUNTY, WASHINGTON



  
Harvey Wolden, Chairman

  
Robby Robinson, Commissioner

  
Robert Hart, Commissioner

ATTEST:

  
Patti J. Owen, Clerk  
Skagit County Board of Commissioners