

RECORD OF THE PROCEEDINGS
SKAGIT COUNTY BOARD OF COMMISSIONERS
Tuesday, May 21, 1996

- 7:30 a.m. - 8:30 a.m. Commissioners' Staff Meeting.
- 9:00 a.m. - 10:00 a.m. Planning & Permit Center - Roxanne Michael, Director.
1) Discussion - Critical Areas Ordinance Implementation Update.
2) Discussion - Resource Lands Ordinance Update.
3) Discussion - Comprehensive Plan Work Program Update.
4) Miscellaneous.
- 10:00 a.m. - 10:15 a.m. Consideration of Hearing Examiner's Recommendation for Approval of Timber Open Space Application of Bill Schmidt for Property Located Three Miles East of Big Lake off Walker Valley Road (OST 95-014).
- 10:15 a.m. - 10:30 a.m. Consideration of Hearing Examiner's Recommendation for Approval of Timber Open Space Application of Arn & Fran Thoreen for Property Located at 2755 South Skagit Highway, Sedro Woolley (OST 95-003).
- 10:30 a.m. - 10:45 a.m. Consideration of Hearing Examiner's Recommendation for Approval of Timber Open Space Application of Jim Finzel for Property Located at 2686 Outlook Lane, Sedro Woolley (OST 95-012).
- 10:45 a.m. - 11:00 a.m. Consideration of Hearing Examiner's Recommendation for Approval of Timber Open Space Application of Stephen Green and Pamela Deming for Property Located at 2700 Outlook Lane, Sedro Woolley (OST 95-011).
- 11:00 a.m. - 11:15 a.m. Consideration of Hearing Examiner's Recommendation for Denial of a request for an Agricultural Variance for Gwendolyn Pong for Property Located at 2530 Duffy Road, Sedro Woolley (AG 96-0044).

The Skagit County Board of Commissioners met in regular session on Tuesday, May 21, 1996, with Commissioners Harvey Wolden and Robert Hart present. Commissioner Ted W. Anderson's absence was excused.

PLANNING & PERMIT CENTER - Roxanne Michael, Director.

1. **Discussion - Critical Areas Ordinance Implementation Update.**

Jim Cahill, Planning & Permit Center, presented an update on the Critical Areas Ordinance and presented a Memo for the Board to review in regard to the Critical Areas Checklist. Mr. Cahill reported that to comply with the Critical Areas Ordinance, this checklist must be completed by June 13, 1996, and in that regard, a draft checklist has been developed and groups have been suggested to work on the checklist, including persons with training and experience in the various critical areas. This checklist would be used to determine whether or not a site visit is required to confirm the presence of critical area "indicators". stently. Commissioner Hart agreed with this procedure.

Mr. Cahill stated that a Notice of Adoption will be issued and it is currently in review with legal counsel. A mailing of the ordinance is also taking place.

2. **Discussion - Resource Lands Ordinance Update.**

Gary Christenson, Senior Planner, reported that the Natural Resource Lands maps will be available on Thursday. Mr. Christenson also reported that a Public Hearing Notice has been issued for June 3, 1996, in Hearing Room C. Mr. Cahill stated that written comment will be accepted through June 7, 1996. A discussion ensued in regard to the logistics of holding this joint Board of Commissioner and Planning Commission hearing.

Mr. Christenson also provided and reviewed the Natural Resource Lands schedule.

Commissioner Wolden made a motion to Call for Public Hearing. Commissioner Hart seconded the motion and it passed unanimously. **(Resolution #16171).**

3. **Discussion - Comprehensive Plan Work Program Update.**

Roxanne Michael, Planning & Permit Center Director, reported that they are progressing with the comprehensive

plan and that the department is in the process of selecting a consulting firm in this regard.

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A brief discussion was held in regard to proceedings with Capital Facilities and finalizing Interlocal Agreements with the Cities and Towns.

4. Miscellaneous.

1. Ms. Michael presented a Platted Lots Summary for the Board's review.
2. Corey Schmidt, Assistant Building Official, discussed the Clean Water District and reported that bids were accepted and reviewed and that R. D. & R. with a base bid of \$365,747.46 received a recommendation for bid award from the Edison Sewer Committee. Mr. Schmidt stated that the Contract will be presented for signature by the Board later in May.
3. Ron Palmer, Planning & Permit Center, discussed the Implementation Grant with Skagit Conservation District and reported that they would be meeting with the Conservation District today in this regard.

Consideration of Hearing Examiner's Recommendation for Approval of Timber Open Space Application of Bill Schmidt for Property Located Three Miles East of Big Lake off Walker Valley Road (OST 95-014).

Marge Swint, Planning Staff, presented the Timber Open Space Application, as referenced above. Commissioner Wolden made a motion to approve the Application, as presented. Commissioner Hart seconded the motion and it passed unanimously. **(Resolution #16166).**

Consideration of Hearing Examiner's Recommendation for Approval of Timber Open Space Application of Arn & Fran Thoren for Property Located at 2755 South Skagit Highway, Sedro Woolley (OST 95-003).

Ms. Swint presented the above referenced Timber Open Space Application. Commissioner Wolden made a motion to approve the Timber Open Space Application, as presented. Commissioner Hart seconded the motion and it passed unanimously. **(Resolution #16167).**

Consideration of Hearing Examiner's Recommendation for Approval of Timber Open Space Application of Jim Finzel for Property Located at 2686 Outlook Lane, Sedro Woolley (OST 95-012).

Ms. Swint presented the Timber Open Space Application of Jim Finzel, as referenced above. Commissioner Wolden made a motion to approve the Application, as presented. Commissioner Hart seconded the motion and it passed unanimously. **(Resolution #16168).**

Consideration of Hearing Examiner's Recommendation for Approval of Timber Open Space Application of Stephen Green and Pamela Deming for Property Located at 2700 Outlook Lane, Sedro Woolley (OST 95-011).

Ms. Swint presented the Timber Open Space Application of Stephen Green and Pamela Deming. Commissioner Wolden made a motion to approve the Application, as presented. Commissioner Hart seconded the motion and it passed unanimously. **(Resolution #16169).**

Consideration of Hearing Examiner's Recommendation for Denial of a request for an Agricultural Variance for Gwendolyn Pong for Property Located at 2530 Duffy Road, Sedro Woolley (AG 96-0044)

Nancy Nersten, Assistant Planner, presented the Request for an Agricultural Variance for Gwendolyn Pong in regard to the *Hearing Examiner's Recommendation for Denial* of this request. Ms. Nersten provided maps and photos to illustrate the location and topography of the property. Ms. Nersten stated that the Planning Department and the Hearing Examiner recommended denial of the variance.

Commissioner Wolden made a motion to uphold the Hearing Examiner's decision and deny the agricultural variance (AG 96-0044). Commissioner Hart seconded the motion and it passed unanimously. **(Resolution #16170).**

ADJOURNMENT.

Commissioner Hart made a motion to adjourn the proceedings. Commissioner Wolden seconded the motion and it passed unanimously.

BOARD OF COMMISSIONERS
SKAGIT COUNTY, WASHINGTON



Ted W Anderson

Ted W. Anderson, Chairman

Harvey Wolden

Harvey Wolden, Commissioner

Robert Hart

Robert Hart, Commissioner

ATTEST.

Debby Sims

Debby Sims, Clerk
Skagit County Board of Commissioners