

**RECORD OF THE PROCEEDINGS
SKAGIT COUNTY BOARD OF COMMISSIONERS
Tuesday, November 25, 1997**

7:30 a.m. – 8:30 a.m.	Commissioner's Staff Meeting.
9:00 a.m. – 11:00 a.m.	Executive Session – Personnel, Litigation and Land Acquisition.
1:00 p.m. – 4:00 p.m.	Review of Petitions Requesting Comprehensive Plan Map Re-designations.

The Skagit County Board of Commissioners met in regular session on Tuesday, November 25, 1997, with Commissioners Harvey Wolden, Robert Hart, and Ted W. Anderson present.

REVIEW OF PETITIONS REQUESTING COMPREHENSIVE PLAN MAP REDESIGNATIONS.

Gary Christensen and Daniel Downs of the Planning Department staff were present to assist in the review of petitions that would be considered by the Board:

The following petitions were reviewed:

Rebecca Peck was present to speak to the petition she and Daniel Peck submitted relative to the comprehensive plan map re-designation. She reviewed a map with the Board showing her property of 1.9 acres, and talked about her concerns relative to the comprehensive plan map re-designations and the effects on her property.

Randy Pepper was not present.

Bill Vaux spoke to the petition submitted by the owner of Port Gardiner Timber. He read letters written to Gary Christensen, Senior Planner, Skagit County Planning Department, describing the property in question and how the re-designation will effect the property.

Howard Dorsey, one of the owners of Port Gardiner Timber Company, added further comments regarding their petition and their request to put the line back to where it was originally.

Arthur Reichlin was not present.

Fredrick Schmidt was represented by Curtis Smelser, who was not present.

Alice Schoultz, 262 Edens Road, spoke to the petition she and Marvin Shoultz submitted relative to the comprehensive plan map re-designations. Previously, their 240 acres was zoned R5 and is now zoned Rural Resources, which is 10 acres. She expressed the belief that their property rights have been taken from them.

Commissioner Wolden advised that there will be opportunities to do things differently and more creatively.

Thomas Solberg was present to talk about his parcel of property, 80 acres near Alger. He reviewed the map showing his property with the Board, indicating that the area has a fine road system. The area has all the infrastructure needed for Rural Intermediate. He indicated he purchased this property in 1982, at which time he reviewed the zoning of his property with the Planning Department, not realizing that a rezone would take place later that would effect his ability to use his property as he had intended when he purchased it. Mr. Solberg felt this matter would go to court, and asked the Board to reconsider some of the parcels in question. He asked to talk about his sub-area plan at a later time in the proceedings, thanking the Board for the opportunity to speak.

Jack Sturgeon was not present.

Gilbert Walden, Butler Creek Road, Alger, was present in place of Eileen and Dudley Sullivan. Tom Solberg explained that Mr. Walden was filling the Sullivan's time slot, but was present to speak on his own behalf. Mr. Walden reviewed a map showing his property with the Board. He indicated he has owned the property for 47

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years and paid taxes on it, expressing concern about government regulations and the assessed value of the land. He indicated he is paying \$4600.00 per year for taxes and is unable to do anything with his property.

Ethel Vahlbusch, 1859 Echo Hill Road, addressed the Commissioners, requesting that they review the land use designation applied to their property on Echo Hill Road. She felt that the uplands are the best place for rural housing and that it is unfair to limit their ability to obtain the best dollar for their property.

Commissioner Wolden explained that it may be possible in the future for a 5 acre tract, but the development code has to be in place. He indicated that a great deal of this is premature since the process is not yet complete.

Dennis Peek, 5789B Highway 20, reviewed the map showing his property with the Board. He talked about a letter he sent to Gary Christensen dated April 3, 1997. He indicated that the re-designation has hindered he and his family's ability to sell their property, and that a great deal of value has been lost on property that was purchased with retirement in mind. He requested that the Board at least change his property back to the way it was originally.

Thomas Solberg spoke again, talking about the sub-area plan. He indicated that he put together a sub-area plan based on the comp plan and following the proper procedures. He said he has been in contact with a lawyer and a planner to assist him, and asked for the Board to consider his proposed sub-area plan.

Fred Darvill, M.D., was not present.

Iva Ewing was represented by Don Van Etten, who spoke to her concerns about her property. He reviewed the property in question on the map, expressing concern about the designation and how it was handled.

Daniel Downs felt there may be a mapping error.

Neil Hansen was not present.

Attorney Paul Taylor represented Gary and Catherine Herdt. He indicated that their property is south of the intersection at Josh Wilson Road, which is serviced by PUD. According to Mr. Taylor, the property should have been included in the urban growth area. He stated that there is a conflict between the comp plan and zoning designations that needs to be rectified. He cited some of the reasons why the property should not be designated Rural Reserve. A lot of the growth areas in the Mount Vernon area are five acre parcels. If population is put anywhere it should be out of the flood plain. Why should the entire port be in the UGA and not the surrounding area. He asked the Board to reconsider and include this property in the urban growth area.

Paul Taylor was also present to represent Roger and Lou Ann Knutzen. The property in question is located in Allen, a 1.6 acre parcel right down Chuckanut Drive. It has been in commercial use since 1945. The problem is, if the owner wants to expand, they have to go through a long and expensive procedure, either a rezone or a variance procedure, which is not fair. The solution is to pass a special use exemption for parcels like this, designate a Rural Village, or grant a variance.

After some comments by the Commissioners, Gary Christensen said there would be a process whereby Mr. Taylor's client could request a Rural designation. He indicated that the comprehensive plan today has provided more options.

Bill Stiles spoke in behalf of Gary Koops. He distributed a handout to the Board questioning some of the comprehensive plan re-designations and boundaries. He asked that the property in question be changed to a Rural designation.

Robert Powers, M.D., Anacortes, reviewed the area around Bayview that he is concerned with, 45 acres with an access road to Josh Wilson Road. He felt that the jobs in the near future will be in the nearby industrial park and questioned where middle class people will live. He felt they should live on non-agricultural land, safe from flooding, with fire and police protection, etc. He indicated that his land meets all that criteria and more. It has all the assets needed for the urban growth area. Under the current proposal, the land is zoned 10 acres per house, which is unacceptable for middle class people. He asked that the urban growth boundary be extended to include

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the property in question, which is ideal for middle class homes. He asked to receive feedback from the Commissioners.

George Theodoratus indicated that his property is in the Cedar Grove area. He felt that this property would support the business area of Concrete.

Commissioner Hart stated that it has been indicated that the Cedar Grove property would be sent to the Planning Commission for further study. He indicated that Lake Shannon and Wilderness Village were denied and, therefore, needed to be included here.

Gary Christensen indicated that they would provide maps on the Lake Shannon property as an addendum.

Mr. Theodoratus talked about the Lake Shannon property.

Montee Walters did not appear.

Alf Christianson Seed Company representatives were not present. Gary Christianson advised that Alf Christianson Seed Company has contacted them and would like to reschedule.

Almida Vista Corporation representatives were not present.

A. E. and Margaret Bacus were not present.

Brad Furlong represented Mr. Bergquist and his wife. He showed a map of the property in question to the Board. Photographs were included showing residences that have been constructed all around this property. He reviewed some of the other characteristics of the property. The value of the property as timber resource property appears to be very marginal as it was logged off more than 20 years ago. It is an excellent piece of property for inclusion in the rural reserve designation. Mr. Furlong applauded the County Commissioners and staff for the opportunity to review this matter.

Charlie Boon, representing himself and Jeannie Boon, asked that their property be designated Rural Village rather than Rural Reserve. He feels the zoning shows a disregard for historical precedence in the Clear Lake area. He reviewed a map of the area with the Board, indicating that all the services are there.

Christine Browning was not present.

Harold Christenson stated that his wife and sons were unable to be present, and indicated that Mike Winslow, his attorney, would represent them.

Mr. Winslow reviewed a map of the area with the Board.

In answer to a question from Commissioner Anderson, Gary Christensen said you can have commercial uses within the comp plan designation of Rural Reserve. There was some discussion with the Board about this.

Mr. Winslow indicated that their goal would be to get the entire property included in the urban growth area.

Crane, etal. was not present as he could not be located.

J. C. and Nelda Dellinger were not present.

Gary Dickman was not present.

Sandra Duvarney was already heard.

Cindy Kindler was represented by attorney Gary Jones, who presented their petition to the Board. He indicated that the property is on the intersection of Miller Road and Highway 20 in an area that is improved substantially. He reviewed the lots which are located in the Campbell Park Estates. He felt that the rules may be too simple to

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pick up what is here. There are utilities available to the property, where the largest portion is off the Highway 20 side. This is an excellent place for the Conservation and Reserve Development Ordinance, which has not yet been developed. Mr. Jones presented recommendations for the property to the Board and reviewed some photographs.

David Mischke, who was scheduled for the 2:00 p.m. time period, presented his petition to the Board. The property in question, 9.7 acres, is just north of the Sedro Woolley city limits and was purchased to develop three lots. He questioned why the property was not considered for an intermediate zone. He felt the Sedro Woolley intermediate zone should be expanded.

John Parent, who was scheduled to be present on December 1, asked to present his petition to the Board. He asked that his property be designated secondary forest rather than industrial forest.

Daniel Downs explained that industrial forest emphasizes the quarter section.

The Commissioners discussed some of the industrial forest criteria and reviewed one of the maps with the Planning Department staff.

The Board agreed to remand this property back to secondary forest.

MISCELLANEOUS.

1. Vouchers audited and certified by the auditing officer as required by R.C.W. 42.24.080, and those expense reimbursement claims certified as required by R.C.W. 42.24.090, have been recorded on a listing which has been made available to the Board.

As of this date, November 25, 1997, the Board, by a majority vote, did approve for payment those vouchers included in the above-mentioned list and further described as follows:

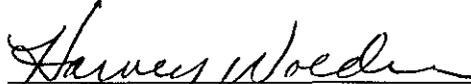
Voucher numbers 168629 through 168773 and payroll warrants numbered 92113 through 92231 in the total dollar amount of \$86,160.01 (Transmittal No. P-33-97); and

Payroll voucher numbers 6677 through 7380 in the total dollar amount of \$586,424.15 (Transmittal No. P-34-97).

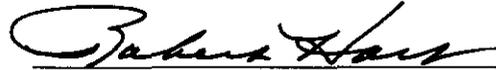
ADJOURNMENT.

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

BOARD OF COMMISSIONERS
SKAGIT COUNTY, WASHINGTON



Harvey Wolden, Chairman



Robert Hart, Commissioner



Ted W. Anderson, Commissioner



ATTEST:



Patti J. Chambers, Clerk of the Board
Skagit County Board of Commissioners