

**RECORD OF THE PROCEEDINGS
SKAGIT COUNTY BOARD OF COMMISSIONERS
Tuesday, March 16, 1999**

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| 7:30 a.m. – 8:30 a.m. | Commissioners' Staff Meeting. |
| 8:30 a.m. – 9:00 a.m. | Work Session – Planning & Permit Center Work Program. |
| 9:00 a.m. – 10:00 a.m. | Executive Session – Personnel, Litigation and Land Acquisition. |
| 10:00 a.m. – 11:00 a.m. | Public Hearing – To Consider Testimony regarding the Proposed Renewal of Interim Ordinance No. 17058, "Personal Wireless Service Facilities." |
| 1:30 p.m. – 2:00 p.m. | Consideration of the Hearing Examiner's Recommendation for Approval of the following Timber Open Space Applications: <ol style="list-style-type: none">1) Michael Stortoen for Property located at 29659 Alder Place (Previously 2760 Bacus Road), Sedro Woolley (OST 98-0069);2) Michael Stortoen for Property located at 28679 West Elk Run (previously 2661 West Elk Run Drive), Sedro Woolley (OST 99-0054); and,3) Len Mascott for Property located at 28975 State Route 20 (Previously 2653-B Highway 20), Sedro Woolley (OST 97-0523). |
| 2:00 p.m. – 3:00 p.m. | <u>Planning & Permit Center – Tom Karsh, Director.</u> <ol style="list-style-type: none">1) Discussion – Commercial/Industrial Development Outside of Urban Growth Areas.2) Review and Possible Adoption of an Interim Ordinance Amending Provisions of Ordinance No. 16559 (Implementing the Comprehensive Plan), Section 10 (Development within the Urban Growth Areas Prior to Extension of Urban Services), as Revised by Ordinance No. 17209.3) Miscellaneous. |

The Skagit County Board of Commissioners met in regular session on Tuesday, March 16, 1998, with Commissioners Ted W. Anderson, Harvey Wolden and Robert Hart present.

PUBLIC HEARING – TO CONSIDER TESTIMONY REGARDING THE PROPOSED RENEWAL OF INTERIM ORDINANCE NO. 17058. "PERSONAL WIRELESS SERVICE FACILITIES."

Commissioner Anderson was absent for this portion of the proceedings.

Tom Karsh, Director, explained that the County has had an interim ordinance for quite some time that relates to personal wireless service facilities. He advised that Interim ordinances are to be re-evaluated and renewed on six month cycles, and that it is now time for such a renewal. He further advised that the Department is not recommending any changes to the existing Interim Ordinance, and that there have been no comments received by either the Planning Department or Commissioners' Office in this regard. At the request of the Board, Mr. Karsh reviewed the site selection criteria as it currently exists in the Interim Ordinance.

Commissioner Hart commented on multiple siting at a specific site location.

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There being no public in attendance to provide testimony, Commissioner Wolden moved to close the public hearing and Commissioner Hart seconded the motion. The motion passed with a unanimous vote and the public hearing was closed.

Commissioner Wolden moved to re-adopt the provisions of Interim Ordinance No. 17058 establishing Personal Wireless Service standards for Skagit County as part of the Skagit County Code. He stated that this Ordinance will be a part of the Development Code and Zoning Ordinance and will go for formal and permanent approval when the rest of the Development Code is reviewed by the Planning Commission. Commissioner Hart seconded the motion, which passed unanimously. **(Ordinance to be provided by Staff at a Later Date).**

CONSIDERATION OF THE HEARING EXAMINER'S RECOMMENDATION FOR APPROVAL OF THE FOLLOWING TIMBER OPEN SPACE APPLICATIONS:

1. Michael Stortroen for Property located at 29659 Alder Place (Previously 2760 Bacus Road), Sedro Woolley (OST 98-0069);
2. Michael Stortroen for Property located at 28679 West Elk Run (Previously 2661 West Elk Run Drive), Sedro Woolley (OST-99-0054);
3. Len Mascott for Property located at 28975 State Route 20 (Previously 2653-B Highway 20), Sedro Woolley (OST 97-0523).

Grace Roeder, Planning Staff, reviewed the exact locations of the subject properties. Commissioner Wolden moved to approve all of the Timber Open Space applications as presented by Ms. Roeder. Commissioner Hart seconded the motion, which passed with a unanimous vote. **(Stortroen OST 98-0069, Resolution No. 17365; Stortroen OST 17364, Resolution No. 17364; and Mascot, Resolution No. 17366)**

PLANNING AND PERMIT CENTER – Tom Karsh, Director.

1. Discussion – Commercial/Industrial Development Outside of Urban Growth Areas.

Gary Christensen, Assistant Director, advised that this session was scheduled to give a progress report on matters dealing with commercial/industrial development outside of urban growth areas.

Kirk Johnson, Associate Planner, distributed to the Board a Progress Report regarding commercial and industrial non-compliance and invalidity rulings in Abenroth vs. Skagit County. He stated that in the summer of 1998, the Department began a comprehensive review of commercial and industrial policies, zoning, and development regulations for unincorporated portions of Skagit County. He advised that this process will help the County address invalidity and non-compliance issues identified by the Western Washington Growth Management Hearings Board (WWGMHB). Mr. Johnson stated that the County has been working with two consultants (E.D. Hovee & Co., and BST Associates) since the fall of 1998 to document existing commercial and industrial activity in the County, as well as projected Commercial/Industrial needs over the next 15-20 years. The scope and level of analysis being performed has also required the County to work closely with other jurisdictions. Additionally, the Department itself has invested considerable time in documenting the amount and location of land currently and potentially available for commercial and industrial uses.

Mr. Johnson advised that the Department believes it can still possible to enact new commercial and industrial provisions by the WWGMHB imposed July 22, 1999 deadline.

Mr. Johnson reviewed the activities that have been accomplished to date, together with a timeline for future activities in this regard. He stated that the Department is assisting BST to finalize the business list so that this information can be funneled to E.D. Hovee for preliminary employment estimates.

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Mr. Johnson provided a copy of the Concept Report Working Draft (Discussion of Rural Commercial and Industrial Development Outside of Urban Growth Areas) dated March 16, 1999. He reviewed the contents of this Concept Paper. He advised that this report does not get into acreage allocations, and any numbers are for discussion purposes only and will change based on discussions with the Citizens Advisory Committee and Board, and the analysis received from E.D. Hovee.

Commissioner Hart spoke to the issue of eco-tourism, such as campgrounds, water access, eagle watching, mountain climbing, etc. He asked if there is any provision or is this addressed as a total policy throughout the County. Mr. Christensen referred Commissioner Hart to the chart on Page 16 of this document and the classification entitled RT – Small Scale Recreation and Tourism. A discussion ensued on the need to achieve a balance of restrictions and patronization of such businesses.

Chairman Anderson stated that there should be some sort of tie to serving the community and the enhanced flow of traffic and tourism as people are utilizing public lands.

A discussion ensued regarding the need to provide for rural businesses and activities in classifications such as Rural Center, Rural Village, Natural Resource Industrial, Rural Freeway Service, Home-Based Business 1, Home-Based Business 2, Cottage Industry/Small Scale Business, Small Scale Recreation & Tourism and Rural Business.

Mr. Christensen stated that between now and July 22, much must happen. The Citizen Advisory Committee has been appointed to put together a proposal for the receipt of public comment, written correspondence, and a public hearing by the Planning Commission. A recommendation would then be forthcoming to the Board for their consideration of a plan that will address the commercial/industrial classification.

2. Review and Possible Adoption of an Interim Ordinance Amending Provisions of Ordinance No. 16559 (Implementing the Comprehensive Plan), Section 10 (Development within the Urban Growth Areas Prior to Extension of Urban Services), as Revised by Ordinance No. 17209.

Guy McNally, Assistant Planner, spoke regarding minimum residential densities in Urban Growth Areas, a compliance matter before the WWGMHB wherein action must be taken prior to March 22.

Mr. McNally advised that the County is proposing to take immediate action to make the Development Regulations (DR) consistent with Comprehensive Plan (CP) Policy 1.10 at Page 4-8. CP Policy 1.10 restricts the overall minimum residential density in UGAs to a minimum of 4 or more dwelling units per 1 acre.

Mr. McNally distributed a revised version of the proposed Ordinance. He proceeded to review some clarifying and structural changes to this Ordinance, but advised that nothing substantive had been added.

After a brief discussion, Commissioner Hart moved to approve an Interim Ordinance Establishing Minimum Residential Densities and Maximum Residential Lot Sizes in Urban Growth Areas. Commissioner Wolden seconded the motion.

Commissioner Anderson confirmed that this matter would be referred to the Planning Commission for public input.

The question was called for and the motion passed unanimously. **(Resolution No. 17367)**

3. Miscellaneous.

There were no miscellaneous items for discussion.

ADJOURNMENT.

Chairman Anderson made a motion to adjourn the proceedings. Commissioner Hart 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:

Patti J. Chambers

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