

**RECORD OF THE PROCEEDINGS
SKAGIT COUNTY BOARD OF COMMISSIONERS
TUESDAY, SEPTEMBER 21, 2004**

***T** 9:45 a.m. – 10:00 a.m. Planning Commission Recorded Motion to Extend Interim Ordinance No. O20040006 on Lot Certification

***T** 10:00 a.m. – 11:00 a.m. **Planning and Permit Center – Lou Haff, Interim Director**

1. Closed Record Hearing for Preliminary Plat Approval for Bay Meadow LLC, Mike Fohn
2. Report and Recommendation for Public Release – Draft Master Planned Resort Development Regulations
3. Discussion – Department Resource and Work Load Analysis
4. Miscellaneous

The Skagit County Commissioners met in regular session on Tuesday, September 21, 2004, with Commissioners Ted W. Anderson, Don Munks and Kenneth A. Dahlstedt present.

PLANNING COMMISSION RECORDED MOTION TO EXTEND INTERIM ORDINANCE NO. O20040006 ON LOT CERTIFICATION.

Carly Ruacho, Associate Planner, explained that the Planning Commission has taken action on a draft Recorded Motion, to recommend that Interim Ordinance No. O20040006 on Lot Certification, which will expire on September 22, 2004, be extended to allow time to meet and deliberate on a permanent ordinance. Pursuant to a June 23, 2004, Western Washington Growth Management Hearings Board compliance order, action by the Skagit County Commissioners on a permanent ordinance is required by October 21, 2004.

Ms. Ruacho recommended that Tuesday, October 12, 2004, at 10:00 a.m. be set as the date and time to discuss and take action on the permanent ordinance.

Chairman Anderson asked when the Commissioners will receive a list of changes recommended by the Planning Commission. Assistant Planning & Permit Center Director, Gary Christensen, indicated that the Board would receive that information well in advance of the meeting on October 12, 2004.

Commissioner Munks motioned to accept the Recorded Motion of the Planning Commission, as outlined by Ms. Ruacho. The motion was seconded by Commissioner Dahlstedt and passed unanimously. **(Ordinance No. O20040016)**

PLANNING AND PERMIT CENTER – LOU HAFF, INTERIM DIRECTOR

1. Closed Record Hearing for Preliminary Plat Approval for Bay Meadow LLC, Mike Fohn.

Associate Planner, Marge Swint, explained that the closed record hearing is for preliminary plat approval of Bay Meadows, No. PL03-0688, submitted by Bay Meadows LLC, in care of Mike Fohn. The property is located on the north side of Josh Wilson Road and east of the intersection of Farm to Market Road. The proposal is to divide approximately 150 acres into 31 lots through the CaRD process. It includes 30 residential-size lots ranging in size from .57 acres to 1.32 acres with an average lot size of .92 acres. Ms. Swint said the remaining 116 acres will be an open space lot with an approved area set aside for a horse riding arena. The project will be served by internal plat roads, on-site sewage systems and public water. Ms. Swint noted that the Hearing Examiner recommends approval of the project.

John Abenroth, Skagit Surveyors and Engineers, said he is present today on behalf of his client, Mike Fohn.

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Mr. Fohn reported that the project has gone well for him; however, he wanted to explain a situation that has been brought to his attention. The urban growth boundary is approximately 600 feet south of Josh Wilson Road. The Burlington sewer service district is approximately 700 feet north of Josh Wilson Road. It is puzzling to him why the Urban Growth Area (UGA) line doesn't line up with the sewer service line. His understanding is that it is not permissible to extend urban services outside the UGA.

Mr. Fohn stated that if the UGA line had been in alignment with the sewer service line, he would have been able to put the homes in this development on city sewer. He said it only makes sense that these two lines should be aligned whenever possible.

Commissioner Munks made a motion to close the closed record hearing, which was seconded by Commissioner Dahlstedt. The hearing was closed.

Commissioner Munks motioned to approve the preliminary plat of Bay Meadows, as outlined by Ms. Swint. Commissioner Dahlstedt seconded the motion, which passed unanimously. **(Resolution No. R20040341)**

2. Report and Recommendation for Public Release – Draft Master Planned Resort Development Regulations.

Guy McNally, Associate Planner, asked the Board to release for public review a proposed new chapter of Skagit County Code Title 14 that would enable Master Planned Resorts (MPR) in Skagit County, and control the development of such resorts. He discussed the draft MPR regulations and draft revisions to several existing sections of SCC Title 14, which will ensure their consistency with the new MPR regulations.

Mr. McNally stated that on the advice of legal counsel regarding the revisions, the proposal removes Sections 16 and 18(b) from the Citizens Advisory Committee draft. It was determined that the standards that would be proposed to be applied through those sections were not evenly applicable to all citizens of Skagit County and were deemed to be development issues that are best addressed in the review process at the time of development. The Department is willing to work with existing resort owners to resolve those issues. Mr. McNally introduced the Department's Master Planned Resort consultant, Mark Personius.

Mr. Personius advised that MPRs are very powerful development tools that are authorized by the Growth Management Act. They basically allow for a greater degree of intensity of development that would otherwise be allowed in a small scale tourist or resort recreation district. As such, MPRs allow the potential for urban development to occur in rural areas. Mr. Personius proceeded to review the technical aspects of the ordinance.

After a lengthy discussion, Commissioner Munks motioned to move forward with the draft Master Planned Resort regulations and associated development code amendments, as presented by staff, for public review and hearings. He further motioned to request a report and recommendation from the Planning and Permit Center and the Planning Commission on the adoption of these Master Planned Resort regulations as a new section of the Skagit County Code. The motions were seconded by Commissioner Dahlstedt and passed with a unanimous vote.

3. Discussion – Department Resource and Work Load Analysis.

Interim Director, Lou Haff, presented the results of an in-house Department resource/work load analysis. He provided a list of projects that have been designated as being complete and included a spreadsheet, which explains tasks assigned for 2005. Mr. Haff's recommendation is that this tool be used during the budget planning process. He said it would also allow conscientious decisions to be made regarding what work the Department actually can perform.

The Commissioners asked about the idea of a team approach. Mr. Haff indicated that for 2005, teams will be assigned to particular projects. This will enable those projects to move forward during holidays and vacations.

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4. Miscellaneous.

There were no miscellaneous items to discuss.

ADJOURNMENT.

Commissioner Munks made a motion to adjourn the proceedings. Commissioner Dahlstedt seconded the motion, which passed unanimously.

**BOARD OF COMMISSIONERS
SKAGIT COUNTY, WASHINGTON**

Ted W. Anderson, Chairman

Don Munks, Commissioner

Kenneth A. Dahlstedt, Commissioner

ATTEST:

JoAnne Giesbrecht, Clerk of the Board
Skagit County Board of Commissioners