

**RECORD OF THE PROCEEDINGS  
SKAGIT COUNTY BOARD OF COMMISSIONERS  
TUESDAY, JULY 14, 2009**

The Skagit County Board of Commissioners met in regular session on Tuesday, July 14, 2009, with Commissioners Kenneth A. Dahlstedt, Sharon D. Dillon, and Ron Wesen present.

I. CALL TO ORDER:

Chairman Dahlstedt called the proceedings to order at 8:00 a.m.

II. PLEDGE OF ALLEGIANCE:

Chairman Dahlstedt led the gallery in the salute to the flag.

III. AGENDA:

A. 8:00 a.m. - 9:00 a.m. Planning & Development Services - Gary Christensen, Director

1. Discussion - Development Review in 2009

Bill Dowe, Deputy Director, discussed the Planning Department's development submittal and reviewed the permit application process. Mr. Dowe stated in an effort to improve the application process the Department has developed a Residential Building Permit Submittal Checklist and a Land Division Submittal Checklist, which he indicated aids in processing the applications. He went on to say the application process has been improved from 49 days to 30 days.

Tim DeVries, Building Official, explained applicants can review building access times and follow their project through the review and inspection process by going to [www.skagitcounty.net](http://www.skagitcounty.net) and selecting the Planning and Development Services homepage.

2. Discussion/Possible Action - 2009 Department Long Range/Legislative Work Program and Disposition of Resolution No. R20080573 Establishing the 2008 Docket of Comprehensive Plan Land Use/Zoning Map and Policy Amendments

Following a discussion, the Commissioners recommended the Department prioritize the 2008 Comprehensive Plan Amendment Docket as follows:

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| 1. | Three individual property-owner requests for map amendments;                              |
| 2. | Guemes Island Sub-Area Plan;  |
| 3. | Master Planned Resort Policy and Associated Regulatory Amendments; and                    |
| 4. | Privately-owned properties designated Public Open Space of Regional/Statewide Importance. |

A motion was made by Commissioner Dillon to approve establishing a

work policy pursuant to Skagit County Code 14.08.090, to move forward with the three individual map amendments applications; Guemes Island Sub-Area Plan; Master Planned Resort Policy and Associated Regulatory Amendments; and the Privately-owned properties designated Public Open Space of Regional/Statewide Importance to be ranked in priority as staff time and resources allow. Commissioner Wesen seconded the motion, which passed unanimously.

3. Miscellaneous

There were no miscellaneous items for Planning and Development Services to discuss.

Chairman Dahlstedt recessed the proceedings at 8:46 a.m.

B. 9:00 a.m. - 11:00 a.m. Closed Record Appeal No. PL09-0077 of the Hearing Examiner's Decision by Friends of Skagit County of Various Permit Applications of Clear Valley Environmental Farm, LLC

Chairman Dahlstedt reconvened the proceedings at 9:04 a.m.

Chairman Dahlstedt reported the Appellants and the Respondents would be allowed 30 minutes each to bring forward information to the Commissioners. In addition, both parties were given ten minutes each for rebuttal statements and five minutes to make closing statements.

Ellen Bynum of 110 N. 1st Street in Mount Vernon and the Director of Friends of Skagit County, made an opening statement on behalf of the Appellant. Ms. Bynum requested the Board of County Commissioners reverse the Hearing Examiner's approval of the grading permit and of the shoreline substantial development/conditional use permits granted to Clear Valley Environmental Farms, LLC.

Ms. Bynum asked the Board to find the Hearing Examiner's approval of the grading permit clearly erroneous and requested the Board make its own Findings of Fact, Conclusions of Law.

Brent Carson of Gordon Derr located at 2025 First Avenue, Suite 500 in Seattle, attorneys for the Respondent, Clear Valley Environmental Farm, LLC made an opening statement on behalf of the Respondent. Mr. Carson requested the Board of County Commissioners affirm the Hearing Examiner's Findings of Fact, Conclusions of Law, and Decision, dated January 23, 2009.

Ms. Bynum made a rebuttal statement on behalf of the Appellant.

Mr. Carson made a rebuttal statement on behalf of the Respondents.

A lengthy discussion ensued regarding the County's Comprehensive Plan; Skagit County Code; the County's Shoreline Master Program; and the Hearing Examiner's Findings of Fact, Conclusions of Law and Decision.

Ms. Bynum made a closing statement on behalf of the Appellants at 10:48 a.m.

Mr. Carson made a closing statement on behalf of the Respondents at 10:55 a.m.

Chairman Dahlstedt explained the Board will render a decision on this matter on Tuesday, July 21, 2009, at 10:00 a.m. in the Commissioners' hearing room.

Chairman Dahlstedt recessed the proceedings at 11:02 a.m.

- C. 11:00 a.m. - 11:30 a.m. Public Hearing - To Consider Adoption of the 2009 Skagit County Fair and Rodeo Admission Fees

Chairman Dahlstedt reconvened the proceedings at 11:10 a.m.

Leslie Collings, Skagit County Fairgrounds Manager, presented the unanimous recommendation from the Fairgrounds Advisory Board regarding the revision of admission fees for the 2009 Skagit County Fair & Rodeo.

Chairman Dahlstedt opened the public hearing at 11:13 a.m.

Seeing no public testimony forthcoming, Commissioner Dillon made a motion to close the public hearing at 11:14 a.m. Commissioner Wesen seconded the motion, which passed unanimously.

A motion was made by Commissioner Wesen to approve authorizing the revised admission fee schedule for the 2009 Skagit County Fair & Rodeo. **(Resolution No. R20090303)** Commissioner Dillon seconded the motion, which passed unanimously.

Chairman Dahlstedt recessed the proceedings at 11:18 a.m.

- D. 11:30 a.m. - 11:45 a.m. Public Comment Period

Seeing no public comment forthcoming Commissioner Dillon made a motion to close the public comment period at 11:31 a.m. Commissioner Wesen seconded the motion, which passed unanimously.

- E. 12:00 p.m. - 2:00 p.m. Puget Sound Refinery Leadership Luncheon (9935 March's Point Road, Anacortes)

IV. ADJOURNMENT:

Chairman Dahlstedt adjourned the proceedings at 11:31 a.m.

**BOARD OF COMMISSIONERS  
SKAGIT COUNTY, WASHINGTON**

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**Kenneth A. Dahlstedt, Chairman**

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**Sharon D. Dillon, Commissioner**

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**Ron Wesen, Commissioner**

**ATTEST:**

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