



201204250108

Skagit County Auditor

4/25/2012 Page

1 of 14 4:07PM

Andrea Fichter, Clerk-Treasurer

TOWN OF CONCRETE

P.O. BOX 39

CONCRETE, WA 98237

Document Title: Resolution No. 2012-07 A Resolution Amending the
Town of Concrete Comprehensive Plan Land Use and Zoning Map to
Correct a Scrivener's Error.

Reference Number: AF 8803030013

Grantor(s):

☐ additional grantor names on page ____.

1. Town of Concrete

2.

Grantee(s):

☐ additional grantee names on page ____.

1. Public

2.

Abbreviated legal description:

☐ full legal on page(s) ____.

P70681 Millers to Baker Lots 4 thru 11
Lots 13, 14, + 15 BLK 8 + TR 9 LY SELY of ST HWY
Plus Adjacent Vacated ROW per AF 8803030013

P70682 Millers to Baker Lots 1 to 3 + 16 to 23 BLK 8

Assessor Parcel / Tax ID Number:

☐ additional tax parcel number(s) on page ____.

P70681, P70682

RESOLUTION No. 2012-07

A RESOLUTION AMENDING THE TOWN OF CONCRETE COMPREHENSIVE PLAN LAND USE AND ZONING MAP TO CORRECT A SCRIVENER'S ERROR

WHEREAS, the Town Council of the Town of Concrete approved January 13, 1988, a rezone from Residential to Commercial/Light Industrial of parcels 70681 and 70682, (Exhibit A) including certain vacated rights-of-way abutting those parcels, such vacation memorialized in Ordinance 310A, and

WHEREAS, Town of Concrete zoning and land use maps subsequent to January 13, 1988, do not reflect this rezone, and

WHEREAS, the minutes of the March 7, 2002 Town of Concrete Planning Commission indicate that the zoning of the clinic's two parcels should be commercial and "the two parcels will be included in the 2002 comprehensive plan amendments as a scrivener's error to the zoning maps, (Exhibit B), and

WHEREAS, a subsequent letter from Daniel H. Garcia, M.D. (Exhibit C) clarified the subject parcels, including the rights-of-way vacated in Town of Concrete Ordinance 310A, Auditor's File 8803030013..

WHEREAS, the zoning map was not amended to correct the scrivener's error.

NOW THEREFORE, be it resolved the Town of Concrete Town Council has determined that:

1. The East Valley Medical Center rezone from Residential to Commercial/Light Industrial was approved by the Town Council of the Town of Concrete on January 13, 1988, following a public hearing and positive recommendation from the Town of Concrete Planning Commission, which included public notification as required by law.
2. Town of Concrete zoning and land use maps produced since January 13, 1988, do not correctly show this rezone.
3. The scrivener's error shall be corrected by changing the Town of Concrete Zoning and Land Use Map from Residential to Commercial/Light Industrial for the East Valley Medical Clinic as shown on Figure 1 and as described above. Such corrected map shall become the official zoning map as described in CMC 19.09.040.

RESOLVED, by the Concrete Town Council and approved by the Mayor this 23rd day of April 2012.

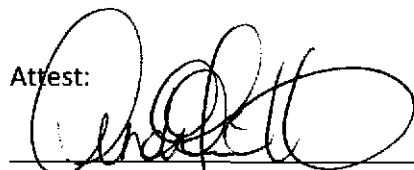


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Mayor

Attest:


Clerk - Treasurer

Approved as to Form:

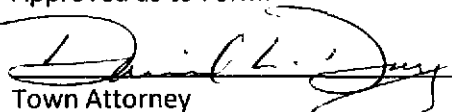

Town Attorney

EXHIBIT A

Page 1 of 5

January 13, 1988

The Concrete Town Council was called to order in regular session by Mayor Norm Strand.

B.J. Snyder swore Dale Woodruff, Scott Kleinhuizen and Doug Sorenson into office.

Anne Bussire led the Flag Salute. Roll Call was taken with Councilmembers B.J. Snyder, Dale Woodruff, Scott Kleinhuizen, Doris Evans and Doug Sorenson being present.

Visitors were: Ward Boursaw, Dr. and Emile Garcia, Dick and Mildred Gardiner, Alan and Jean Wilkins, Dave Herring, Ed Pressentin, George Theodoratus, Mary Hoshiet, John Gilmore, Anne Bussire, Lucille Ross, Jim Tingstrom, Wayne White, Hugh Ridgway, Howard and Karen Stafford, Sammy Lane, Karen Baker and several others.

Public Hearing on vacation of parts of Miller Street and Alley: Mayor Strand asked for and comments. There wasn't any. Mayor Strand asked for a motion for the petition on vacating a portion of Miller Street and Alley for the Garcia's. Doris Evans so moved to pass Ordinance #310. B.J. Snyder seconded. Motion was carried.

Doris Evans reported that the Planning Commission had approved the rezone for Garcia's Medical Center from residential to Commercial. Garcia's engineer showed the site plan for the proposed Medical Center. There will be parking for 40 cars. They are getting a hydraulics permit for the small creek that goes through the property. The creek will not be disturbed. The building will be 5,000 square feet. They plan to leave a tree line. Access off Highway 20 will be "D" street, the same a Short St. There was a discussion on all this. Doris Evans made a motion to accept rezone with an exception only if Garcia's receive the deed from the State Dept. of Transportation for the land the Garcia's wish to purchase from them. B.J. Snyder seconded. Motion carried.

There was a discussion on the square footage of the vacated property and the appraised value. Hugh Ridgway measured the vacated property and came up with 18,250 square feet and the State quoted 11,000 square feet at 12 ¢ a square foot, the Town is allowed to charge 1/3 of appraised value.

There was also a discussion on fire coverage. Mayor Strand asked if Garcia's planned on putting a fire hydrant or a stand pipe in. Garcia's were asked to check with their insurance Company on this as the nearest fire hydrant is at least 200 ft. away. Dr. Garcia said he will put a fire hydrant in.

George Theodoratus reported that the intersection of Dalles Rd. on Highway 20 is dangerous and the State should put some kind of a blinking light there or an amber light before there is a mishap. Norm said he would let the State know about it.

Police Car: Wayne White submitted the bid for a new 1988 Police car for \$10,603.27. B.J. Snyder made a motion for the Town to lease the police car from the State Bank of Concrete for the year of 1988 and then in 1989 pay off the lease to purchase the car. Scott Kleinhuizen seconded. Motion was carried.

Wayne also asked permission to purchase a wig way light for the Police Car, there was a discussion on this. B.J. Snyder made a motion to this affect. Doris Evans seconded. Motion carried.

Dave Herring reported he has purchased the new chlorinator for the sewer.

Library: Doris reported that her and Robin Wood thought it would be a good idea with some of the extra money the County is giving the Town, to purchase reference books with it, like Home Improvements and Instruction book.

Parks: Norm Strand reported he had received a letter from Dr. Holt, the Superintendent from the High School about the Town getting an appraisal of the land by the Airport. Hugh Ridgway suggested that John Smith is a credited appraiser. Doris Evans said she will ask John Smith to give the Town an appraisal on the land. The property the school owns in Town was appraised at \$52,000.00 to \$60,000.00.



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EXHIBIT A

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pg 2

Wayne White has reported that he has received a contract the Humane Society wants the Town to sign, they are going to charge the Town \$15.00 per animal taken down there. There was a discussion on this. Doris Evans moved to accept the contract. Doug Sorenson seconded. Motion was carried. Norm Strand stated the Town will have to hold the dogs 3 days before taking them down there.

Anne Bussire reported that there is alot of street lights not working. People are suppose to report these to Dave Herring and he will let Puget Power know about them.

Ward Boursaw would like to get approval to build a hangar at the airport a 42' x 34'. He has talked to Skagit Surveyors and will get it surveyed. There was a discussion on this. Dale Woodruff made a motion for Ward Boursaw to have a 25 year lease at 5 year implements. B.J. Snyder seconded. Motion carried. Clerk Treasurer to write letter to county about approval.

Doug Sorenson introduced Sammy Lane, the Washington State Centennial Representative for upper Skagit Valley. There is a Centennial Grant available and Don Smith would like to get a \$25,000.00 grant to paint murals on different Town buildings. They would like a letter of acceptance from the Town. Don will write the letter and the Council gave Jerry Ledford permission to sign the letter. The theme would be historical pertaining to the upper valley. Some of the merchants are in favor of this. They are inviting input for local history.

Norm reported that the Dept. of Emergency Services wants a resolution stating whom the Town would like to manage Hazardous material. They mailed an example. Dale voted to except the example on condition it is okay with the Fire chief, Rich Philips. Resolution #88-01. Doris Evans seconded. Motion carried.

The County sent an agreement for the Washington State Building Code Interlocal agreement. Dale made a motion to accept agreement, B.J. Snyder seconded. Motion carried.

The Skagit association Totem Council of Girl Scouts would like the Council to designate the week of January 18 - 23 Caring and Sharing Week. B.J. Snyder made a motion to this affect. Doris Evans seconded. Motion carried.

Norm reported the Council agreed to raise the sewer rates and now we have the ordinance to approve. B.J. Snyder made a motion to accept ordinance #311 and to leave the school district rate as is. Dale Woodruff seconded. Motion was carried.

Doris Evans reported that Jerry Robinson still has not brought his mobil home upto compliance of the mobile home ordinance. Doris Evans made a motion to revoke his permit. Dale Woodruff seconded. Motion carried. Jerry Ledford is to mail Hugh copies of all pertaining records and he will write him a letter.

B.J. Snyder made a motion to pay bills. Doug Sorenson seconded. Motion was carried.

Norm brought the subject up about annexing Grassmere. The people that were interested had already left the meeting. There was a discussion on this, the Council feels if they do want annexing we would have to annex the whole loop. If they do annex it would be upto the Council if they would have to pay for the G.O. bonds or not, Hugh stated.

Dale Woodruff brought up the subject of the house in East Concrete. Dick Gardinier has pictures he is going to show Marion Paradis. There was a discussion on this. Dale wanted to know if the house could be condemned for health reasons. Hugh said he has contacted the Health Dept. before. Norm is going to take the pictures down and show the County.

Meeting Was adjourned.

Jerry Ledford
Attest

Norm Strand
Mayor



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EXHIBIT A
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Town Hall 853-8401
Police . . . 853-8331

TOWN OF CONCRETE

P.O. Box 39
Concrete, Washington 98237

January 21, 1988

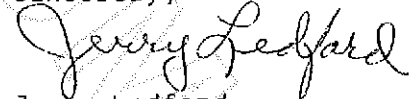
Skagit County
Building Permit Center
Courthouse
Mt. Vernon, Wa. 98273

To Whom it May Concern

The Concrete Town Council approved for Dr. and Emile Garcia to build a medical facility between W. Miller Ave. and W. Division Ave. On lots: 1-9 and 16-23, block 8 Millers Addition to Baker, according to plat therefore recorded in Vol. 3 of Plats page 74 records of Skagit County. Some of these lots Garcia's are purchasing from the State of Washington.

This property was also approved for a rezone from residential to commercial; a portion of Miller Ave. lying between blocks 8 and 9 of Millers Addition to Baker bounded on the east by the west line of "D" Street and on the west by the east line of State Highway 20, and that certain alley located in block 8 of Millers Addition to Baker bounded on the east by the west line of "D" Street and on the west by the east line of State Highway 20. Both have been approved to be vacated.

Sincerely,



Jerry Ledford
Clerk - Treasurer

c/c file

Dr. and Mrs. Daniel Garcia
P.O. Box 596
Concrete, Wa. 98237



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Emily
Po Box
Concrete
96237

EXHIBIT A
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8803030013

ORDINANCE NO. 310 A.

JERRY MCINTURFF
SKAGIT COUNTY AUDITOR

88 MAR -3 A11:18

RECORDED FILED
REQUEST OF

AN ORDINANCE OF THE TOWN COUNCIL OF CONCRETE, WASHINGTON
VACATING A PORTION OF MILLER AVENUE AND AN ALLEY IN THE
TOWN OF CONCRETE

WHEREAS, the regular meeting of the Town of Concrete was held on the 9th day of December, 1987, and a Petition was presented by certain property owners in the Town of Concrete requesting a vacation of a portion of Miller Avenue and an alley in the Town of Concrete.

FURTHER WHEREAS, at said meeting the Council of the Town of Concrete did by Resolution call for a public hearing to be held on the 13th day of January, 1988, at the hour of 7:30 p.m. on the Petition for Vacation, and the Town Clerk of the Town of Concrete did give notice of said public hearing in the manner required by law.

FURTHER WHEREAS, said public hearing was held at said time in the Council Chambers of the Town of Concrete, and it appearing to the Town Council of the Town of Concrete that there were no objectors to the proposed vacation of a portion of Miller Avenue and the alley, and it further appearing to the Town Council that more than two-thirds of the owners of the private property abutting on the portion of Miller Avenue and the alley to be vacated had executed the Petition for Vacation, now therefore

BE IT ORDAINED as follows:

1. That the following described street and alley of the Town of Concrete be and is hereby declared to be vacated in accordance with the laws of the State of Washington.

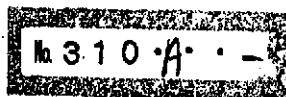
That portion of Miller Avenue lying between Blocks 8 and 9 of Miller's Addition to Baker bounded on the east by the west line of D Street and on the west by the east line of State Highway 20.

That certain alley located in Block 8 of Miller's Addition to Baker bounded on the east by the west line of D Street and on the West by the east line of State Highway 20.

2. Said vacation shall be effective upon payment to the Town of Concrete of the sum of \$ 1031.94 which sum is found to be one-half of the reasonable value of the vacated portion of the street.

3. The Town of Concrete reserves an easement for the installation and maintenance of sewer and water lines on a strip of land 10 feet in width running through the vacated portion of Miller

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EXHIBIT A

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Avenue from the west line of D Street to the east line of the State Highway right-of-way together with the right of ingress and egress thereto for installation and maintenance.

4. This Ordinance shall take effect and be in force five days from and after its passage, approval and publication. Said costs of publication to be borne by the Petitioners.

PASSED by the Town Council this 13th day of January, 1988, unanimously, 5 members being present and voting.

Norm Stenlund
MAYOR

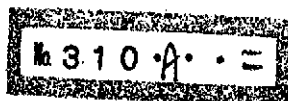
Attest:

Jerry Ledford
TOWN CLERK

Payment of the foregoing sum received this 10th day of FEB., 1988.

Jerry Ledford
TREASURER

8803030013

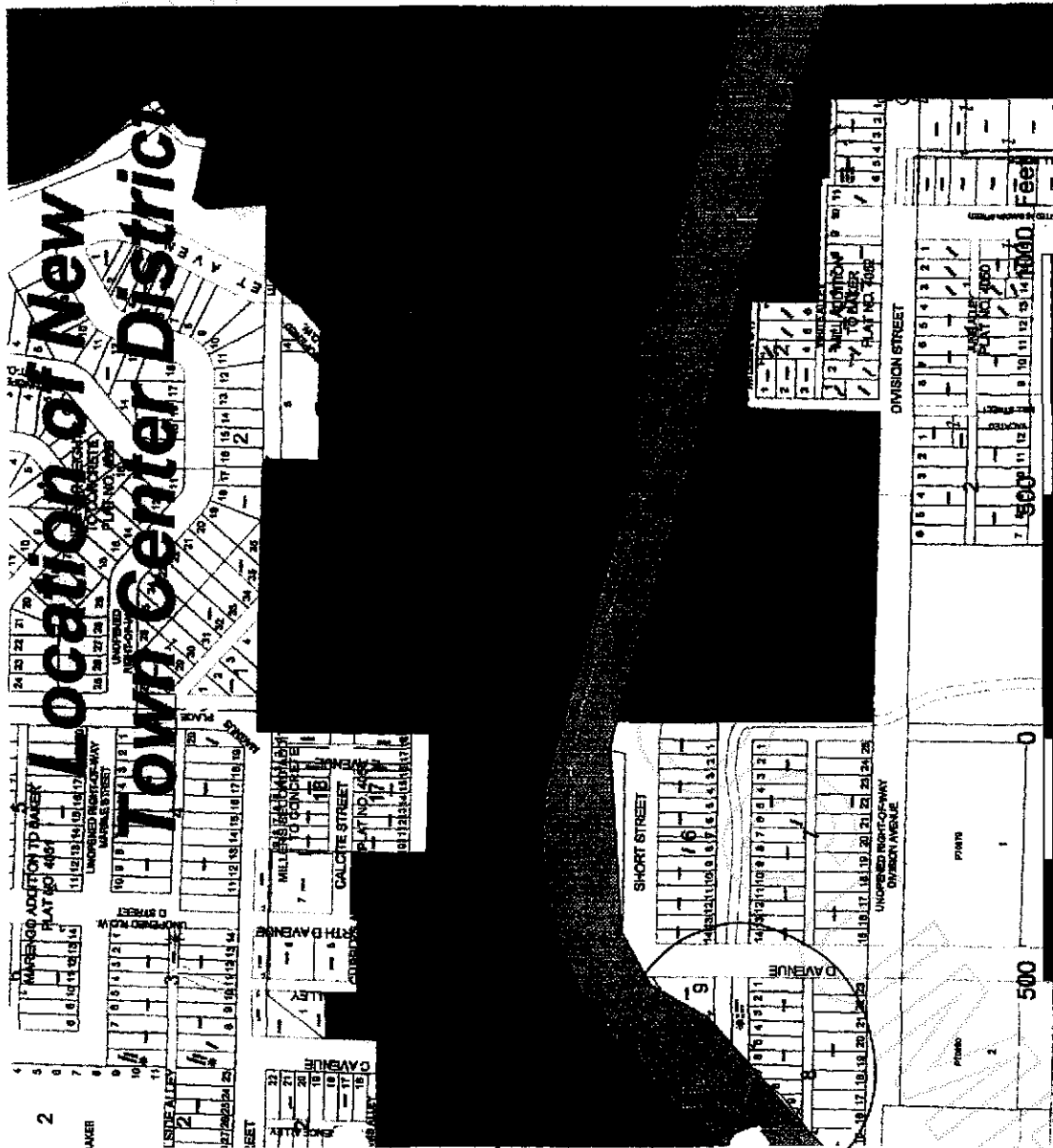


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EXHIBIT B
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2001
Comp Plan
Amendments

20



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**TOWN OF CONCRETE
PLANNING COMMISSION MEETING
March 7, 2002**

7:20 P.M. The meeting was called to order by Darla Feetham in absence of chairperson Tim Cooley and vice chair Don Ross Sr. Tim Cooley arrived at 7:35 P.M.

Roll Call: Darla Feetham, George Theodoratus, Andy Thompson, Tom Prettyman, and Bill Adams. Council/Planning Commission members Jack Mears and Roy Cornelius. Mayor Robin Feetham. Absent John Beck, Kay Howe and Don Ross Sr.

Staff Present: Planner Sharon Stewart and Assistant Lacy Fichter.

Others Present: No audience was present.

Minutes of February 21, 2002

Jack Mears made a motion to accept the minutes of February 21st.
Tom Prettyman made a second to the motion; it was voted on and carried.

Public Participation: None

→ **Garcia Medical Clinic Zoning:** Research was completed in regards to the rezoning of two parcels of land, which were rezoned from residential to commercial when the medical clinic was established. The minutes of the Public Hearing on the rezone indicated that both parcels of land were included in the rezone. As the zoning maps of 1999 indicated the land was still zoned residential, the two parcels will be included in the 2002 comprehensive plan amendments as a scrivener's error to the zoning maps.

Growth Management Act: Darla Feetham distributed the preamble to the Growth Management Act for the Commissioners information in addressing review and possible changes to the Town's Comprehensive Plan. Mayor Feetham outlined the Act as per RCW 36.70A.010, RCW 36.70A.020 and RCW 36.70A.040. He addressed the Town of Concrete's review, emphasizing the need to keep in mind what the Town now has in place and what the Town desires to accomplish in order to meet the requirements of the Act. By addressing the present status of the Town, and meeting the requirements of the Act, may require the Comprehensive Plan be rewritten.

Comprehensive Plan: Planner Sharon Stewart presented an outline and proposed schedule for completing the review of the Town of Concrete's Comprehensive Plan by the deadline date of September 1, 2002. The mandatory elements to be included in the review and the proposed dates of review outlined. The Planner addressed the goal for the Town to create a Comprehensive Plan, which meets the requirements of the Growth Management Act and becomes a workable document for the citizens, staff and interested parties in the future of the Town of Concrete. The following months of March, April, May, June, July and August were scheduled for specific elements. The deadline of August 26th was set for the review to be completed and heard before the Town Council. The elements to be addressed in March were Amendments, Changes and Periodic Review, Public Participation, The Buildable Lands Program, Capital Facility Planning and Utilities. The Planner addressed Amendments, Changes and Periodic Review by outlining the dates of the original adoption of a Comprehensive Plan, dates of amendments and the 2002 update and review schedule. The Public Participation elements was discussed with an outline of setting

DRAFT



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EXHIBIT B

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**MARCH 7, 2002 TOWN OF CONCRETE PLANNING COMMISSION
COMPREHENSIVE PLAN CHECKLIST ADDRESSING THE
ELEMENTS
SEPTEMBER 2002 UPDATE**

MARCH 2002

Amendments Changes and Periodic Review
Public Participation
The Buildable Lands Program
Capital Facility Planning
Utilities

APRIL 2002

Rural Areas
Urban Growth Area

MAY 2002

Land for Public Purpose and Open Space Corridors
Essential Public Facilities
Transportation

JUNE 2002

Land Use
Housing
Schedule Public Hearings for July and August

JULY 2002

Public Work Shops Presented by Planning Commission
Hold Public Hearings before the Council on
Comprehensive Plan Amendments, Comments and
Redraft.

Did not include Clinic

- a. Scriveners Error
- b. Photo Inventory

AUGUST 2002

Public Work Shops Presented by Planning Commission
Hold Public Hearings before the Council on
Comprehensive Plan Amendments, Comments and
Redraft.

SEPTEMBER 2002

**DEADLINE FOR COUNCIL TO ADOPT AUGUST 26, 2002
IN ORDER TO MEET DEADLINE OF SEPTEMBER 1, 2002**



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East Valley Medical
Diagnostic Center

EXHIBIT C
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March 20, 2002

RECEIVED
MAR 27 2002
TOWN OF CONCRETE

Lacy Fichter
Planning Department
Town of Concrete
P.O. Box 39
Concrete, WA 98237

Dear Ms. Fichter:

We have received your comments dated 3/06/02 in regard to rezoning and need for documentation of parcels involved that we prefer zoned commercial.

This letter should attest that we officially and formally request the following parcels to be zoned commercial. They are: Millers to Baker lots 1 through 3 and 16 through 23, block 8, and Millers to Bakers lot 4 through 11, as well as 13, 14, and 15, block 8, and tract 9 LY SELY of ST Hwy. Also of record and should be considered zoned commercial are the vacation of the two streets noted on the map. They were sold to us back in '88 by the City. They too should be deemed commercial and part of our tract.

Should you have any questions, feel free to call, write or ask.

Sincerely,

Daniel H. Garcia, M.D.

DHG/mah

7438 D Avenue, Suite A, Concrete, WA 98237
(360) 853-8183, Fax: (360) 853-7211



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Town of Concrete Land Use and Zoning map

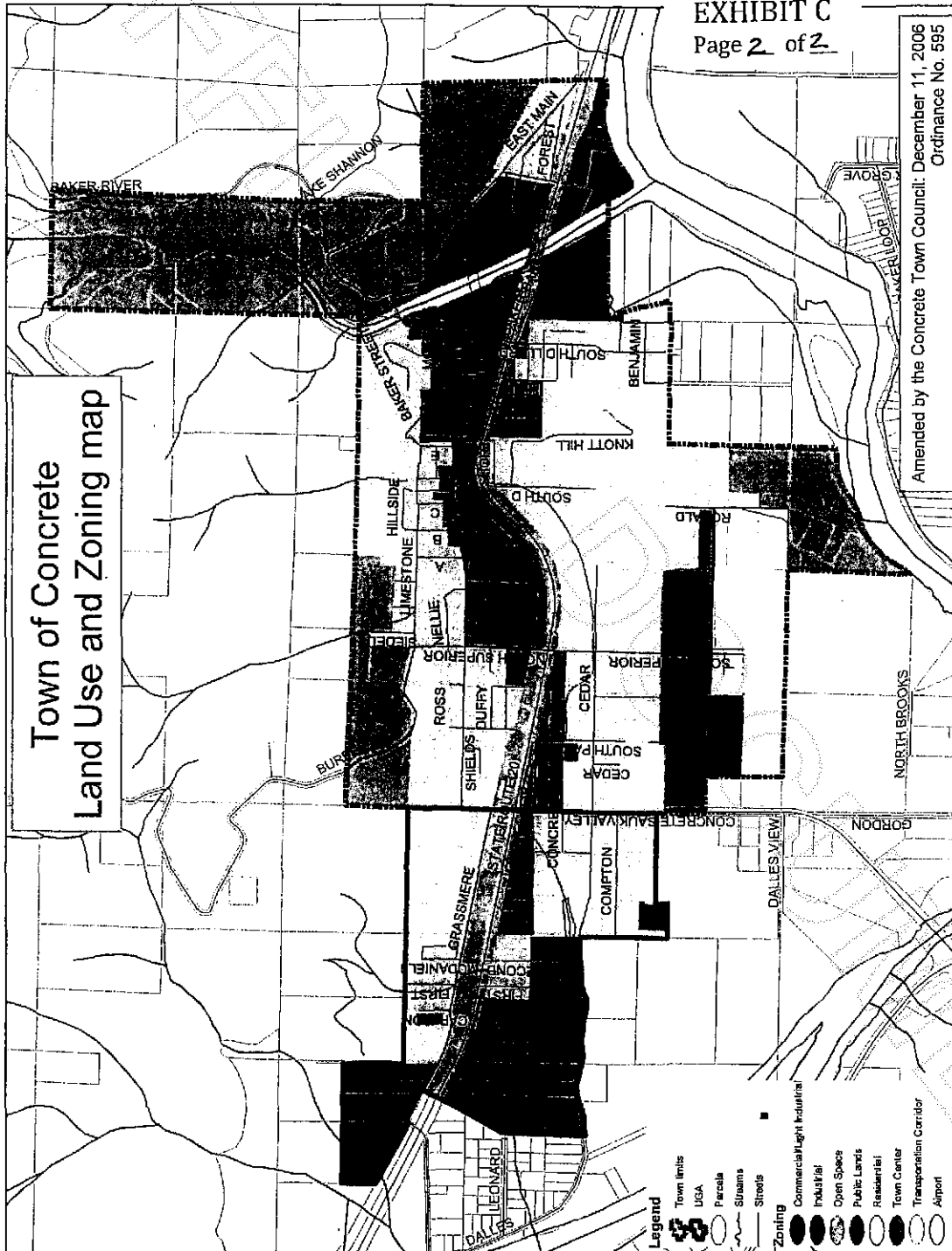


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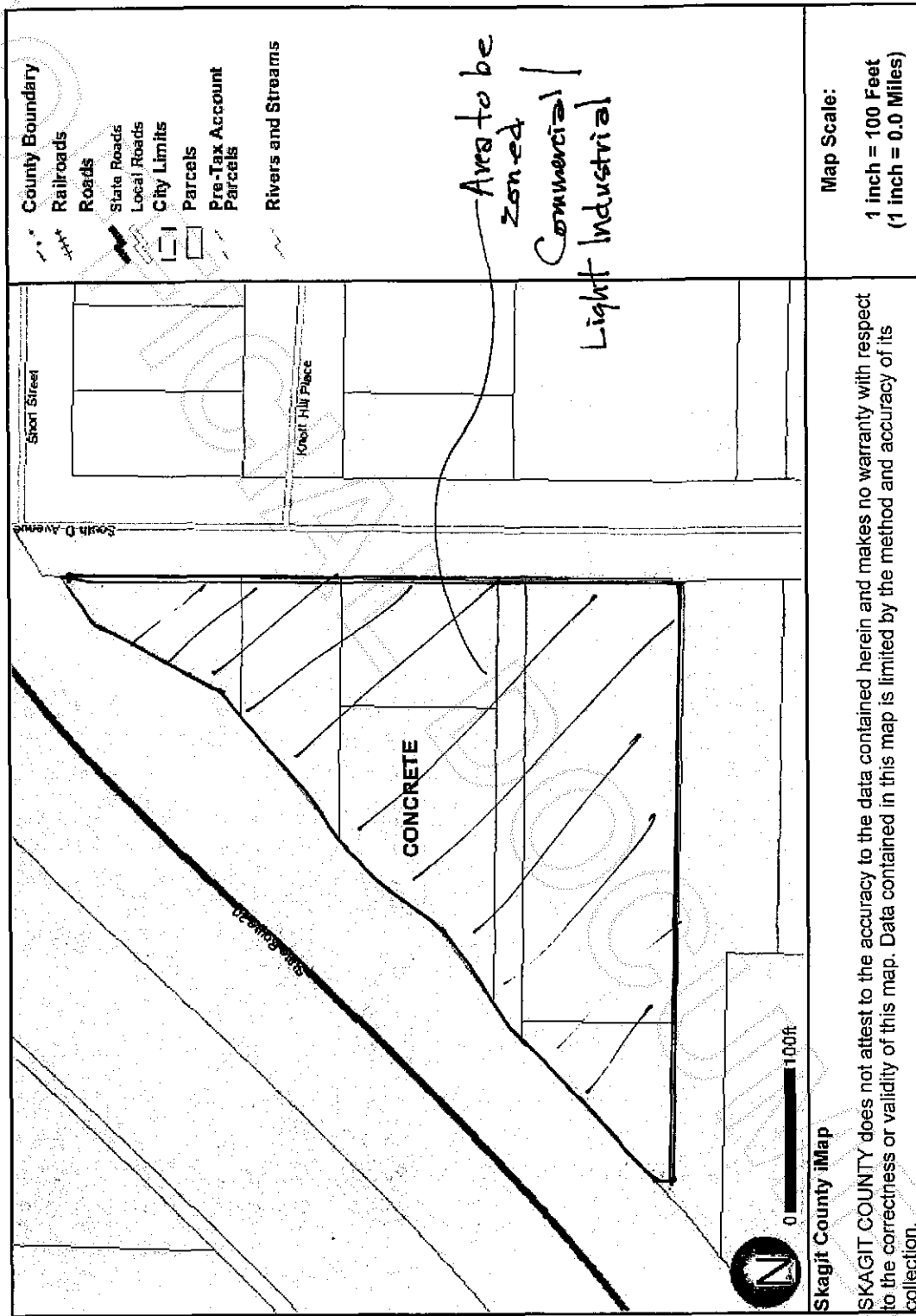
Amended by the Concrete Town Council: December 11, 2006
Ordinance No. 595



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FIGURE 1
Page 1 of 2

East Valley Medical Commercial/LI Zone



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FIGURE 1
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Area to be zoned
Commercial / Light
Industrial

11 12 13 14 15 16 17

18 19 20 21 22 23

24 25 26 27 28 29 30

31 32 33 34 35 36 37

38 39 40 41 42 43 44

45 46 47 48 49 50 51

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59 60 61 62 63 64 65

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