

RECORD OF THE PROCEEDINGS
SKAGIT COUNTY BOARD OF COMMISSIONERS

Wednesday, February 20, 1985

Flag Salute

- 10:00 a.m. Discussion - State Centennial - Dick Fallis.
- 10:30 a.m. Discussion - Quarterly Revenue State Forest Board Lands - Harold Villager - Department of Natural Resources.
- 11:00 a.m. Discussion - Skagit County Housing Authority - John Smith, Director.
- 11:30 a.m. MISCELLANEOUS ITEMS
- 1:30 p.m. Continuation of Public Meeting - Special Use Request #SP-84-026 of Concrete Nor'West for an Asphalt Concrete Plant.

The Skagit County Board of Commissioners met in regular session on Wednesday, February 20, 1985, with Commissioners Vaux, Walberg and Rohrer present.

DISCUSSION - STATE CENTENNIAL - Dick Fallis:

The discussion of the Washington State Centennial was continued to some future date because Dick Fallis was unable to attend.

DISCUSSION - QUARTERLY REVENUE STATE FOREST BOARD LANDS - Harold Villager, Department of Natural Resources.

Harold Villager defined "forest board lands" as tax delinquent lands deeded to the Department of Natural Resources. He stated that Skagit County has approximately 82,000 acres of forest board lands.

County income state-wide from state forest board lands totaled \$19.2 million in calendar year 1984. Income from state forest board lands in Skagit County totaled \$3.2 million, of which approximately 15 percent was received by Skagit County's General Fund, and approximately 85 percent was received by various special taxing districts.

Mr. Villager stated that the future revenue from forest board lands looks promising.

The Board thanked Mr. Villager for his presentation.

MISCELLANEOUS ITEMS

The Board addressed the following miscellaneous items:

1. Frank Kendall, Coroner, was present to inform the Board that the Washington State Criminal Justice Training Commission will pay the cost of the "Death Investigation" seminar and a portion of the lodging, for which the Board previously granted permission for Ed Hoyt, Deputy Coroner, to attend. Mike Woodmansee, Budget and Finance Director, will contact the Auditor's Office to determine if the County has sent payment for the seminar yet.
2. Mike Woodmansee, Budget and Finance Director, reported that inventory schedules from each County department and office are due to him by Friday, February 22, 1985. He explained that the information he receives will be entered into the Public Works Department computer for future use in the identification tagging process.
3. The Board approved for signature a Contract for Professional Services between the Skagit County Parks, Recreation and Senior Services Department and Jr. Saldivar, of Mount Vernon, for basketball official services. This contract shall be in effect February 9, through March 30, 1985, and compensation shall be at the rate of \$10 per junior high game, and \$12 per slowbreak and over 30's game.
4. Mike Woodmansee, Budget and Finance Director, presented for the Board's approval a resolution authorizing a transfer of \$215,000 in the Land and Facility Acquisition/Improvement Fund from the Contingent Improvements Account to the Building Account in order to purchase the G. O. Moen Building for the Parks, Recreation and Senior Services Department.

Chairman Vaux suggested that a sum of several thousand dollars be withheld from payment until Washington Federal Savings and Loan Association, the seller of the building, fulfilled all conditions of the Real Estate Purchase Agreement. Robert Taylor agreed to contact Washington Federal Savings and Loan Association regarding this matter.

Commissioner Walberg motioned to adopt the resolution authorizing the transfer of \$215,000 into the Building Account for the purchase of the G. O. Moen Building. Commissioner Rohrer seconded the motion. The motion was carried unanimously. (Resolution #10376)

5. As recommended by the Public Works Department, Commissioner Walberg motioned to approve a letter agreement extending the provisions of the lease agreements with Island View Farms, Inc., with regard to Inman Landfill, until August 1, 1985. Commissioner Rohrer seconded the motion. The motion was carried unanimously.
6. As recommended by the Public Works Department, Commissioner Walberg motioned to award the bid for one Arm Lift, T. G. Industries, Model

A-Tel-33 aerial lift to Fruehauf Division, the low bidder, with a bid of \$10,605.36. Commissioner Rohrer seconded the motion. The motion was carried unanimously. The resolution awarding the bid will be presented for the Board's signature next week.

7. As recommended by the Public Works Department, Commissioner Walberg motioned to award the bid for the Inman Landfill excavation to General Power Corporation for their low bid of \$133,498.01. Commissioner Rohrer seconded the motion. The motion was carried unanimously. The resolution awarding the bid will be presented for the Board's signature next week.

DISCUSSION - SKAGIT COUNTY HOUSING AUTHORITY - John Smith, Director.

John Smith, Director of the Skagit County Housing Authority, and Pat Hendricks were present for the following report to the Board. They explained their current projects: Low income weatherization, Mount Vernon Manor I, Mount Vernon Manor II, and Mount Baker Meadows. Mr. Smith described rental units in the area which have rental assistance available for qualified tenants.

Discussion followed regarding possibly incorporating the City of Sedro Woolley's housing projects under the management of the Skagit County Housing Authority at some date in the future. Sedro Wolley presently has 60 units of elderly housing and 20 units of family housing.

The Board was informed that the Washington Association of Housing Authority is proposing legislation to make it possible for housing authorities to become lenders of funding to developers in conjunction with housing authority projects. This legislation would also include the construction of some moderate income housing units under their management. Mr. Smith stated that this legislation is being supported by Representatives Pat McMullen and Mary M. Haugen.

Discussion followed regarding the Board's consideration of re-appointing a current Housing Authority Board member whose term has expired.

The Board thanked Mr. Smith and Ms. Hendricks for their presentation.

CONTINUATION OF PUBLIC MEETING - SPECIAL USE REQUEST #SP-84-026 of CONCRETE NOR'WEST FOR AN ASPHALT CONCRETE PLANT.

Commissioner Rohrer began the meeting by expressing his concern regarding the proposed concrete plant's possible contribution to dust and water contamination. However, he expressed his desire to see a compromise worked out.

Chairman Vaux noted the list of conditions which were previously presented by Gary Jones, attorney for Samish River Park and Billy Smith, and stated his desire to conclude with a workable compromise.

Commissioner Walberg stated that he was also concerned with groundwater contamination, dust, odor and traffic, and noted that the issues of noise, odor and dust would be monitored and addressed by the Northwest Air Pollution Authority and Skagit County Health Department. He noted that his concern regarding disposal of waste petroleum derivatives once collected, was a major issue to be considered. The Board agreed that a written oil spill clean-up plan should be prepared by Concrete Nor'West to address the procedure to be followed to handle any oil that may be spilled on the ground or flow into any holding or detention pond.

Commissioner Walberg applied Skagit County Code Chapter 14.04.150(4)(c), regarding the criteria for approval or denial of the Special Use Permit, to specific concerns of the proposed project.

Mike Crawford stated that Concrete Nor'West would move their equipment off the existing parking area.

Commissioner Walberg pointed out that the gravel pit had been in operation a number of years prior to the neighboring subdivision.

Commissioner Walberg noted the Hearing Examiner's findings of fact of the October 24, 1984, decision. He called particular notice to finding #15g with regard to the Declaration of Non-significance being appropriate under SEPA. He added a further finding, #16, as follows: "The project as proposed is not within the Jurisdiction of the Skagit County Shoreline Management Master Program."

Commissioner Walberg motioned to approve Special Use Request #SP-84-026 of Concrete Nor'West, subject to the nine conditions attached to this record. Commissioner Rohrer seconded the motion.

Mr. Jones asked the Board to address the omission of a fence and buffer in the imposed conditions. Chairman Vaux and Commissioner Rohrer pointed out that no amount of camouflage could hide a gravel pit.

The motion to approve Special Use Request #SP-84-026, subject to the attached conditions, was carried unanimously.

ADJOURNMENT

Commissioner Rohrer motioned to adjourn the proceedings. Commissioner Walberg seconded the motion. The motion was carried unanimously.

BOARD OF COUNTY COMMISSIONERS
SKAGIT COUNTY, WASHINGTON

W. W. Vaux

W. W. Vaux, Chairman

Otto M. Walberg Jr.

Otto M. Walberg, Jr., Commissioner

Dave Rohrer

Dave Rohrer, Commissioner

ATTEST:

Jerry McInturff
Jerry McInturff
Skagit County Auditor
and Ex-Officio Clerk of the
Board of County Commissioners

ATTACHMENT

CONDITIONS FOR
CONCRETE NOR'WEST SPECIAL USE REQUEST #SP-84-026

1. The asphalt plant shall meet the requirements of the Northwest Air Pollution Authority with respect to air quality, particulate emissions, odor, and dust control.
2. The asphalt plant shall meet the requirements of the Performance Standards established in Section 14.04.180 of the Skagit County Code. These Performance Standards contain requirements for vibration, heat and glare, noise, disposal of wastes and (together with the Skagit County Drainage Ordinance) erosion and drainage.
3. The asphalt plant shall meet the requirements of the Skagit County Drainage Ordinance and the specific recommendations of Skagit County Flood Control Engineer which state:
 - a. All storm water shall be channelled into the existing holding ponds.
 - b. An oil separator shall be installed at the discharge point of the plant storm water of the type indicated by Figure G-1 of the Skagit County Drainage/Erosion/Sedimentation Control Manual.
4. The applicant shall prepare a written oil spill clean-up plan to describe the procedure to be followed to handle any oil that may be spilled on the ground or flow into any holding or detention pond. This plan shall address the area of the plant as well as the catchment basins.

Elements of the plan shall include a description of the methods to be used to collect the spilled oil and dispose of same. Collection in the pond will also include having an oil absorbent boom section on hand at the plant site. The oil spill plan shall consider the "Guidelines to Prevent, Control, and Contain Spills from Bulk Storage of Petroleum Products," Washington State Department of Ecology No. 83-3, dated August 1983. A copy of this plan shall be reviewed and approved by the Permit Center.
5. A non-porous catchment basin shall be constructed at the point where diesel oil is applied to the transport vehicles. This basin shall be designed to entrap all petroleum products used in this area.
6. Dike improvements will be made as shown on the map of a portion of Sections 5, 6, 7 and 8, Township 35 North, Range 4 East, W.M., drawn by Albert R. Bowers identified as 84-1-5 and amended by John Leonard on October 5, 1984, to include the location and increased height of the dikes necessary to channel any flow resulting from overtopping or failure of the settling ponds and detention basins and protect adjacent property from inundation by mud and/or water.

7. Operation of the plant shall be limited to the hours between 6:30 a.m. and 6:00 p.m., Monday through Friday, excluding national holidays. If contractual requirements or emergencies make necessary Saturday or after hours operation, the Permit Center shall be notified and provided with an explanation and justification as to why and how long this condition must be violated.
8. The area to be leased for the operation of the asphalt plant shall be subject to short plat or binding site plan regulations and said short plat or binding site plan shall be approved and recorded with Skagit County.
9. All conditions of approval shall be accomplished by the applicant and be approved by the County Permit Center prior to the commencement of operations.