

RECORD OF THE PROCEEDINGS  
SKAGIT COUNTY BOARD OF COMMISSIONERS

Monday, April 8, 1985

Flag Salute

- 9:00 a.m. Executive Session - Personnel.
- 10:00 a.m. 1. Discussion - Financing of Improvements at Inman Landfill.  
2. Consideration of Agreement to Retain Bond Financial Advisor.  
3. Consideration of Resolution to Retain Bond Counsel.
- 10:45 a.m. Consideration of Resolution Adjusting Salary of County Sheriff.

MISCELLANEOUS ITEMS

- 11:00 a.m. Consideration of Resolution Declaring Skagit County a Nuclear Weapons Free Zone.
- 2:00 p.m. Public Hearing - Rezone Request #R-85-003 of Lynn Davis Hoy from Residential Reserve to Public Use to allow conversion of an existing house to a church and meeting hall.

The Skagit County Board of Commissioners met in regular session on Monday, April 8, 1985, with Commissioners Vaux, Walberg and Rohrer present.

1. Discussion - Financing of Improvements at Inman Landfill.
2. Consideration of Agreement to Retain Bond Financial Advisor.
3. Consideration of Resolution to Retain Bond Counsel.

Mike Woodmansee, Budget and Finance Director, presented a letter to the Board from Ruth Wylie, Skagit County Treasurer. Mr. Woodmansee stated that he had received information from Preston, Thorgrimson, Ellis & Holman, and after reviewing the information with Ms. Wylie, they recommended retaining Preston, Thorgrimson, Ellis & Holman as bond counsel. He pointed out that their fee was \$1,400 less than the other proposal, and the firm has previous experience with Skagit County.

Mr. Woodmansee recommended the firm of Yeasting Associates, Municipal Advisors, be retained as an independent financial advisor. He pointed out that they would not bid on the bonds, and their fee would be determined by the amount of the bond issue.

Commissioner Walberg motioned to adopt the resolution retaining the firm of Preston, Thorgrimson, Ellis & Holman as counsel for certain services in connection with the authorization, issuance and sale of the limited tax levy general obligation bonds providing for improvements at the Inman

Landfill. Commissioner Rohrer seconded the motion. The motion was carried unanimously. (Resolution #10428)

Commissioner Walberg motioned to enter into an agreement with Yeasting Associates for provision of financial advisory services with regard to the Inman Landfill improvements. Commissioner Rohrer seconded the motion. The motion was carried unanimously.

#### MISCELLANEOUS ITEMS

The following miscellaneous items were addressed:

1. Commissioner Rohrer motioned to approve the Record of the Proceedings for Monday, April 1, 1985. Commissioner Walberg seconded the motion. The motion was carried unanimously.
2. Commissioner Rohrer motioned to approve the Record of the Proceedings for Tuesday, April 2, 1985. Commissioner Walberg seconded the motion. The motion was carried unanimously.
3. Commissioner Rohrer motioned to approve Warrants #1836 through #1837 in the amount of \$25,190.39. Commissioner Walberg seconded the motion. The motion was carried unanimously. (C-15)
4. The Board approved for signature the contractual agreement between the Skagit County Parks and Recreation Department and the Skagit Softball Umpires Association for the provision of certified Amateur Softball Association (A.S.A.) umpires to officiate slowpitch softball games sponsored by the Department from April 1, through October 15, 1985.
5. Commissioner Walberg motioned to approve a Petition for Property Tax Refund for Helen L. Hastin, 1118 38th Street, Anacortes, Washington 98221, in the amount of \$312.60 because of senior citizen exemption. Commissioner Rohrer seconded the motion, as recommended by the Skagit County Assessor and Treasurer. The motion was carried unanimously. (Petition #850469)
6. Commissioner Rohrer motioned to approve a Taxpayer's Claim for Reduction of Assessments on Destroyed Real or Personal Property for Walter and Marta Kuhr, 23101 35th Avenue S.E., Bothell, Washington 98021, in the amount of \$2,150 for tax year 1985, because of a cabin fire. Commissioner Walberg seconded the motion, as recommended by the Skagit County Assessor. The motion was carried unanimously. (#624)
7. Commissioner Rohrer motioned to approve a Taxpayer's Claim for Reduction of Assessments on Destroyed Real or Personal Property for Harold S. Green, 2407 Hoehn Road, Sedro Woolley, Washington 98284, in the amount of \$5,610 for tax year 1986, because a barn was destroyed by fire. Commissioner Walberg seconded the motion, as recommended by

the Skagit County Assessor. The motion was carried unanimously.  
(#625)

8. Commissioner Rohrer motioned to approve a Taxpayer's Claim for Reduction of Assessments on Destroyed Real or Personal Property for Diane Elizabeth Snyder, 2901 East College Way, Mount Vernon, Washington 98273, in the amount of \$3,160 for tax year 1985, because of erosion. Commissioner Walberg seconded the motion, as recommended by the Skagit County Assessor. The motion was carried unanimously.  
(#633)
9. Commissioner Rohrer motioned to approve a Taxpayer's Claim for Reduction of Assessments on Destroyed Real or Personal Property for Claire Lois Howard, P.O. Box 407, Anacortes, Washington 98221, in the amount of \$15,160 for tax year 1986, because of a house fire. Commissioner Walberg seconded the motion, as recommended by the Skagit County Assessor. The motion was carried unanimously. (#634)
10. Commissioner Walberg motioned to adopt the resolution establishing the 1985 cost allocation to the County Road Fund in the amount of \$115,343 for costs incurred on behalf of the Road Fund by the Assessor's, Treasurer's and Auditor's Offices. Commissioner Rohrer seconded the motion. The motion was carried unanimously.  
(Resolution #10429)
11. The Board approved for signature a letter to the County offices and departments and the public outlining 1985 expenditures in detail.

CONSIDERATION OF RESOLUTION ADJUSTING SALARY OF COUNTY SHERIFF.

Chairman Vaux read the proposed resolution into the record.

Commissioner Rohrer motioned to adopt the resolution increasing the annual salary of the Skagit County Sheriff to \$39,366. Commissioner Walberg seconded the motion. The motion was carried unanimously.  
(Resolution #10430)

CONSIDERATION OF RESOLUTION DECLARING SKAGIT COUNTY A NUCLEAR WEAPONS FREE ZONE.

Chairman Vaux stated that he was in receipt of a resolution from the Democratic Central Committee supporting the designation of Skagit County as a Nuclear Weapons Free Zone.

Megan Cheney, on behalf of Jerry McInturff, Skagit County Auditor and Ex-Officio Clerk of the Board, read the resolution passed by the Democratic Central Committee and the accompanying proposed ordinance designating Skagit County a Nuclear Weapons Free Zone.

Fred Miller, Skagit County Port Commissioner, spoke of the unemployment picture in Skagit County and the responsibility of elected officials to consider the need for additional jobs in the area. He suggested the following three alternatives: (1) modify the word "component;" (2) place the issue on the ballot again with more detailed wording; or (3) appoint a five member committee to review, arbitrate and make a recommendation to the Board.

Tope Ryan stated that after trying to define the word "component," they finally left the word out of the proposed ordinance. He stated that they supported the inclusion of a Nuclear Weapons Free Zone symbol on County correspondence to remind people of Skagit County's stand on the issue. He read the wording of the advisory ballot issue on which the citizens of Skagit County voted last fall.

Mayor Don Walley, of Sedro Woolley, stated that his interpretation of the advisory ballot issue was different from the proposed ordinance. He felt many people voted for the issue based upon their attitude toward the formerly proposed nuclear plant on Bacus Hill.

Barbara Evans Cram, of La Conner, spoke in favor of the proposed ordinance as a moral issue. She pointed out that two of the present Commissioners signed the petition for the ballot issue.

Robbie Robertson stated that several years ago he was employed by a sporting goods manufacturer which also manufactured a component of a nuclear weapon. He pointed out the possible overlap of the same technology being used in medicine and in nuclear weapons.

Don Bockelman, 2863 South Skagit Highway, Sedro Woolley, felt the nuclear industry has misled the people.

Edward Oldfield, 2171 School Drive, Clear Lake, felt it was foolish to fear nuclear weapons and nuclear power.

Joyce Siniscal, 1272-C E. Lake Drive, Clear Lake, felt that PACCAR Technical Center and Rothenbuhler Engineering would not be involved in the manufacture of nuclear components.

Leif Burkland, 1582 Dunbar Road, Mount Vernon, felt a nuclear freeze should be practiced in Russia, as the only thing standing in the way of Russia's ruling the world is the United States.

Virginia Darvill spoke in favor of the Nuclear Weapons Free Zone. She asked why more opposition was not expressed prior to the vote on the advisory ballot.

John Ferlin, Port of Skagit County Commissioner, spoke with regard to the intent of the ballot issue. He stated he did not understand many of the points contained within the proposed ordinance. He stated that the regulation of nuclear weapons and material is under the direct authority of the federal government. He suggested that such an ordinance, if

adopted by the Board, be used solely to inform the federal government of Skagit County's opposition to nuclear weapons. He concluded by stating that the proposed ordinance would have many different interpretations.

John M. Smith, 435 Noble Street, Hamilton, stated his support for passage of such an ordinance in order to express the opinion of the majority of Skagit County citizens.

Jim Pizzuto, 2204 Mosier Road, Sedro Woolley, read a letter from Rothenbuhler Engineering opposing such an ordinance. He stated that some corporations in Skagit County might wish to manufacture components in the future.

Megan Cheney, on behalf of Jerry McInturff, Skagit County Auditor and Ex-Officio Clerk of the Board, read a letter from Mrs. Genevive Baker, of Shelter Bay, encouraging the Board to support the proposed ordinance.

Joan Houchen, 1240 E. Lake Drive, Clear Lake, agreed with Port Commissioner John Ferlin that the opinion of Skagit County residents should be sent to our congressmen and senators, rather than dividing the County.

Rusty Coontze, an attorney of South 7th, Mount Vernon, spoke in favor of the proposed ordinance. He did not feel adoption of the ordinance would be unconstitutional. He was concerned about jobs in Skagit County, but did not support the notion of jobs no matter what the cost.

Debbie Aldrich, of Bow, felt the quality of life in Skagit County is conducive to attracting businesses to the area. She felt the quality of life in Skagit County would be adversely affected if nuclear weapons, power, etc. were allowed in the area.

Larry Hendrickson, Manager of the Port of Skagit County, felt the wording of the advisory ballot issue last fall was misleading. He encouraged the Board to do no more than send a message to the federal government.

Grace Hubbard, of La Conner, felt the Board was bound to pass the ordinance declaring Skagit County a Nuclear Weapons Free Zone, because that is what the majority of the people voted for last fall.

Jane Stevens, of La Conner, urged the Board to consider the children of the future in their decision.

Becky Love read the wording of the advisory ballot issue of last fall.

Don Bockelman spoke again regarding the importance of informing people of the wishes of Skagit County's residents.

Ruth Wylie, Mann Road, Mount Vernon, urged the Board to study the proposed ordinance carefully.

The Board continued this issue until 9:00 a.m., Monday, April 29, 1985.

MISCELLANEOUS ITEMS

The Board scheduled a public meeting for discussion of the Lake Erie and Lake Campbell restoration project at 7:30 p.m., Tuesday, May 21, 1985, in either the Lake Erie Fire Hall or the Fidalgo Elementary School. The location will be determined at some future date.

PUBLIC HEARING - REZONE REQUEST #R-85-003 OF LYNN DAVIS HOY FROM RESIDENTIAL RESERVE TO PUBLIC USE TO ALLOW CONVERSION OF AN EXISTING HOUSE TO A CHURCH AND MEETING HALL.

Megan Cheney, on behalf of Jerry McInturff, Skagit County Auditor and Ex-Officio Clerk of the Board, read the Notice of Public Hearing, as published in the Skagit Valley Herald on March 29, 1985.

Bob Schofield, Director of the Planning Department, reviewed the events leading up to this public hearing. He entered into the record all of the previously reviewed material including tapes. He described the proposal to rezone a parcel of land approximately three acres in size in the Alger area from Residential Reserve to Public Use in order to convert an existing residence into a church and meeting hall. He stated that the Skagit County Planning Department recommended approval of the proposed rezone, subject to a number of conditions.

Mr. Schofield submitted the following items of correspondence:

1. Letter from Dee Donaldson, of Skagit-Island Realty, representing Lynn Davis Hoy in her attempt to sell the property.
2. Letter from Lowell Hansen, Supervisor, Stores and Agencies Division, Liquor Control Board, in which he stated that they have no plans for locating a liquor store in Alger.

Ms. Donaldson noted that churches no longer have veto powers over proposed businesses. She presented a letter from Bannister, Bruhn & Clark, attorneys, supporting this statement.

Barbara Crossen, coordinator of the Alger Food Bank, read a letter from her husband, Robert Crossen, as a board member of the Alger Valley Christian Center, explaining why they wanted to purchase this particular property for a church, food bank, and gleaning operation. She also presented petitions signed by community members in favor of the rezone.

Rev. Tom Willert, of the Alger Valley Christian Center, spoke of the improvements they made to the community hall where they presently house their church. He stated that they plan to make extensive improvements to the property they wish to rezone, if given the opportunity.

Betty Willert stated that they tried to add on to the community hall, but met objections to that idea. She stated that their relocation would upgrade the community.

Mrs. Wave McLucas stated that the church and the food bank operation has done a tremendous amount of good for the community.

Dennise Zamora stated that she has been a recipient of the food bank. She felt whatever opposition might be presented would be far outweighed by the benefits of the relocation of the church and food bank.

Doug Gill, a carpenter, contractor and resident of Alger, stated that he was opposed to the rezone. He felt the existing house should be torn down. He noted that Alger is half-way between Vancouver and Seattle, and therefore has the potential for commercial growth.

Gary Hardan, a resident of Alger, felt the location of a church on the proposed site would be incompatible with economic development in Alger.

Kenny Miller, general contractor and resident of Alger, stated that he lived in the house on the property the church wants to purchase. He testified that the plumbing and electrical would have to be reconstructed. He was opposed to the rezone.

Rev. Lance Yohannan, a resident of Alger, stated that he owns commercial property to the south of the proposed rezone. He objected to the proposed rezone because he felt the relocation of the church would be a threat to future development of his commercial property. He stated that he is not opposed to the church, only to the church's proposed relocation.

Linda Madeo felt that the relocation of the church would add to the traffic congestion in that area.

Steve A. McCrery stated that he was not opposed to the church, but only to their proposed relocation. He questioned whether the church would have the funds available to improve the house on the property.

Bob Swanson, owner of the Alger Tavern, felt the additional traffic at that location would be hazardous.

Roy Barrington pointed out that Bob Swanson has fed more people than the food bank. He was opposed to the rezone because of possible future impacts it might have on the Alger Tavern and other businesses.

David Maupin, owner of the Chevron Service Station in Alger, recognized the need for additional commercial growth in the community.

Bill Nielsen, attorney for the opposition, noted the very limited area available for commercial use. He stated that even though a church may not have veto power, they may still have a great deal of influence over future businesses. He pointed out concerns with regard to traffic and parking. Mr. Nielsen felt rezoning the property to accommodate the church would constitute poor planning on the part of Skagit County.

Mr. Nielsen submitted Skagit County Resolution #10295 approving Mr. Yohannan's sewer extension agreement for his commercial property.

Mr. Yohannan presented the Board with a letter from him stating his opposition to the rezone. He also presented petitions against the rezone.

Mrs. Crossen explained that the traffic problem they now have at the community hall would not exist if they were relocated because the food bank would be open in the basement of the church three to five days per week instead of only two days per month.

Rev. Willert stated that any other commercial use of the property would also cause traffic.

Dee Donaldson presented pictures of the property and spoke additionally in favor of the rezone.

Bob Swanson asked what a food bank and a church have in common.

Rev. Lance Yohannan stated that there are additional houses for sale in the Alger area.

Laura Kennedy felt that the church was using the food bank as a lever to obtain a rezone for the church.

Diane Koenig felt the freeway area would be commercialized before downtown Alger.

David Maupin stated that downtown Alger needs the economic growth, not the freeway area.

Linda Madeo stated that she is interested in preserving Alger for the future.

Mrs. Crossen informed the Board that the food bank was originally begun to assist church members. It was later opened up to anyone in the Alger community needing help, but it is operated as an outreach program by the church.

Commissioner Rohrer motioned to close the public hearing. Commissioner Walberg seconded the motion. The motion was carried unanimously.

Commissioner Rohrer motioned to uphold the Planning Department's recommendation to approve the Rezone Request #R-85-003 of Lynn Davis Hoy, subject to the following conditions suggested by the Planning Department:

1. The proponents shall obtain approval from the Skagit County Permit Center for utilization of the existing septic system. If this system is not adequate and cannot be enlarged to meet the standards of the Permit Center, the proponent shall be required to utilize the Water District 12 sewer line which will require



the approval of the Water District and the Board of County Commissioners.

2. Before the structure is occupied as a meeting hall or church, the proponents shall obtain an occupancy permit from the Skagit County Building Official.
3. The proponents shall submit a screening plan for approval by the Skagit County Planning Department prior to occupancy of the structure. Required screening shall be completed within six months of occupancy.
4. The proponents shall submit a parking plan for approval by the Skagit County Public Works Department prior to occupancy.

Chairman Vaux asked the church what their opinion of commercial development adjacent to their property would be.

Rev. Willert stated that the church would protest a liquor store, winery or adult store located adjacent to them, however the church has nothing against Mr. Swanson's establishment. He stated that the church has been looking to relocate for several years now.

In response to a question from Commissioner Walberg, Rev. Willert stated that they have checked the structural condition of the house and are aware of what modifications will be necessary. He stated that they have financing available for the improvements and in the future intend to build a new building behind the house.

Mrs. Crossen clarified that the food bank is presently only open two days per month and serves between 50 and 100 families per day.

Bill Hinds stated that traffic from Skagit Speedway should never be a problem because the church is dismissed long before Skagit Speedway traffic is out.

Commissioner Walberg felt the discussion was one of land use. He stated that the Comprehensive Plan designation of Commercial should outweigh the rezone request of the church. Based on his comments, Commissioner Walberg motioned to deny the Rezone Request #R-85-003 of Lynn Davis Hoy.

Chairman Vaux seconded the motion of Commissioner Rohrer to approve the Rezone Request #R-85-003 of Lynn Davis Hoy, subject to the aforementioned conditions. The motion was carried with votes from Chairman Vaux and Commissioner Rohrer. Commissioner Walberg voted against the motion.

#### MISCELLANEOUS ITEMS

The Board addressed the following miscellaneous items:

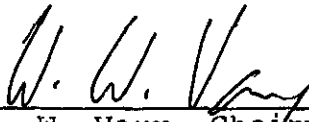
1. Commissioner Rohrer motioned to approve Warrants #37467 through #37521 in the amount of \$14,972.61. Commissioner Walberg seconded the motion. The motion was carried unanimously. (R-11)
2. Commissioner Rohrer motioned to approve Warrants #1838 through #2028 in the amount of \$153,948.32. Commissioner Walberg seconded the motion. The motion was carried unanimously. (C-16)
3. The Board approved for signature a Contract for Professional Services with Dave Cleave, c/o Youngren & Associates, 1366 North Old Highway 99, Burlington, Washington 98233, for services with regard to evaluating greenhouses currently leased to New Leaf, Inc. This contract is to be in effect March 29, through May 29, 1985, and compensation shall be at the rate of \$20 per hour, with total hours not to exceed 50 hours.


ADJOURNMENT

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

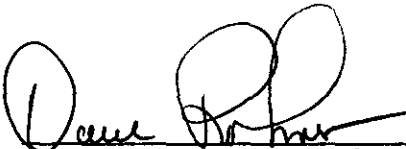
BOARD OF COUNTY COMMISSIONERS  
SKAGIT COUNTY, WASHINGTON

ATTEST:

  
\_\_\_\_\_  
W. W. Vaux, Chairman

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

\_\_\_\_\_  
Otto M. Walberg, Jr., Commissioner

  
\_\_\_\_\_  
Dave Rohrer, Commissioner