

RECORD OF THE PROCEEDINGS
SKAGIT COUNTY BOARD OF COMMISSIONERS

Tuesday, May 14, 1985

8:30 a.m. Work Session - Public Works Department Road Supervisors.

Flag Salute

9:00 a.m. Public Works Department - Gene Sampley, Director:

1. Bid Award - Brisky House.
2. Signature - Hazardous Elimination Prospectus.
3. Signature - Out-of-State Travel Authorization.
4. Discussion - Solid Waste Planning/Funding.
5. Miscellaneous items.

MISCELLANEOUS ITEMS

10:30 a.m. Discussion - Assessor's Office Annual Revaluation Proposal - Paul Mahoney, County Assessor.

11:00 a.m. Continuation of Public Meeting - Request for Modification of Contractual Agreement dated April 25, 1977, #R-77-002, issued to H. L. and D. C. Pierson, located at the Northwest corner of the Cook Road/I-5/Old Highway 99 Interchange.

1:30 p.m. Executive Session - Personnel.

The Skagit County Board of Commissioners met in regular session on Tuesday, May 14, 1985, with Commissioners Vaux, Walberg and Rohrer present.

PUBLIC WORKS DEPARTMENT - Gene Sampley, Director:

1. Bid Award - Brisky House.

Gene Sampley recommended the bid for removal of the Brisky house be awarded to the lowest bid submitted in compliance with the specifications, which was Catapult Heavy Construction of Burlington for the amount of \$7,950. Mr. Sampley informed the Board that the bid documents submitted by M. R. Nilson - J. Hinton of Mount Vernon also contained a bid for burning the building, which was within \$10 from the bid submitted by Catapult Heavy Construction.

Commissioner Walberg motioned to award the bid for demolition and removal of the Brisky house to Catapult Heavy Construction for the amount of \$7,950. Commissioner Rohrer seconded the motion. The motion was carried unanimously. (Resolution #10487)

2. Signature - Hazardous Elimination Prospectus.

John Rumsey, Traffic Safety Engineer, presented the following hazardous elimination projects for the Board's review.

- a. The Board approved for signature the hazardous elimination prospectus for a section of Old 99 North (north of the Cook Road), which is in need of new guardrail. The estimated cost of this project is \$27,280, of which \$24,552 will be federally funded.

Commissioner Walberg motioned to enter into a City/County Agreement with the Department of Transportation for this project. Commissioner Rohrer seconded the motion. The motion was carried unanimously.

- b. The Board approved for signature the hazardous elimination prospectus for a section of Bayview-Edison Road, which is in need of guardrail. The estimated cost of this project is \$88,800, of which \$79,920 will be federally funded.

Commissioner Walberg motioned to enter into a City/County Agreement with the Department of Transportation for this project. Commissioner Rohrer seconded the motion. The motion was carried unanimously.

- c. The Board approved for signature the hazardous elimination prospectus for a section of Francis Road entering the city limits of Mount Vernon. The estimated cost of this project is \$29,000, of which \$26,100 will be federally funded.

Commissioner Walberg motioned to enter into a City/County Agreement with the Department of Transportation for this project. Commissioner Rohrer seconded the motion. The motion was carried unanimously.

3. Signature - Out-of-State Travel Authorization.

The Board reviewed the following out-of-state travel requests:

- a. Commissioner Rohrer motioned to approve the out-of-state travel request for Robin La Rue to attend an advanced course in "Project Planning, Scheduling, and Control Using Micro Computers" in San Francisco, California, July 15 through 17, 1985. Commissioner Walberg seconded the motion. The motion was carried unanimously.
- b. Commissioner Rohrer motioned to approve the out-of-state travel request for Gene Sampley to attend the 1985 NACo Conference in Orlando, Florida, July 13 through 17, 1985. Mr. Sampley will leave on July 11, and travel to Tampa to visit the Pinellas

County, Florida, incinerator facility. Commissioner Walberg seconded the motion. The motion was carried unanimously.

4. Discussion - Solid Waste Planning/Funding.

Gene Sampley explained a chart showing the County's solid waste project/cash flow projections with regard to the Inman Landfill expansion, Inman Landfill closure, Gibraltar Landfill and Sauk Landfill conversions, and the Butler Pit conversion. He stated that the only item not included in cash flow projections was the possibility of incineration. The County has been granted approximately \$250,000 for the Inman Landfill expansion project.

Mr. Sampley informed the Board that the target date for conversion to the expanded area at Inman Landfill is November 1, 1985. He pointed out that closure of the used portion of the landfill won't take place until 1986. Sauk and Gibraltar Landfills are independent from Inman Landfill at this time. Conversion of these landfill operations to the expanded Inman Landfill will take place at some point in the future.

Mr. Sampley explained that a rough estimate of cost for the Butler Pit conversion is \$300,000, due to the type of facility required for septage waste. The septage waste would possibly be processed at that time through Burlington's sewage treatment plant.

The Board thanked Mr. Sampley for his presentation.

5. Miscellaneous items.

The Public Works Department had no miscellaneous items to present at this time.

MISCELLANEOUS ITEMS

Robert Taylor, Administrative Officer, presented the following miscellaneous items:

1. The Board approved for signature the Contract for Professional Services with N. Darlene Madenwald, 629 Slice Street, Anacortes, Washington 98221, for her services in Phase I and Phase II of Skagit County's Paralytic Shellfish Poisoning (PSP) plan and monitoring program. Her fee is \$25 per hour, not to exceed 35 hours total, and this contract is in effect May 1, through September 1, 1985.
2. Commissioner Rohrer motioned to reappoint Liz Findley, P.O. Box 544, Conway, Washington 98239, to a three-year term on the Developmental Disabilities Board, effective June 2, 1985. Commissioner Walberg seconded the motion. The motion was carried unanimously. (Resolution #10488)

3. Commissioner Rohrer motioned to send up to four secretarial staff members to a one-day seminar in Seattle, June 19, 1985, entitled "Pursuing Excellence." Commissioner Walberg seconded the motion. The motion was carried unanimously.
4. Commissioner Rohrer motioned to approve Warrants #37688 through #37746 in the amount of \$225,690.23. Commissioner Walberg seconded the motion. The motion was carried unanimously. (R-16)
5. The Board approved for signature the Lease Agreement with Larry Erickson and Associates for their lease of a County-owned building situated at Lot 7, Block 13, Gates Second Addition to Mount Vernon, Washington. The lessee agrees to pay rent in the amount of \$210. per month commencing on May 1, 1985, and continuing through June 30, 1985. The lessee agrees to pay \$350 per month commencing on July 1, 1985, and continuing the length of the lease through April 30, 1986.

DISCUSSION - ASSESSOR'S OFFICE ANNUAL REVALUATION PROPOSAL - Paul Mahoney, County Assessor.

Paul Mahoney requested the Board write a letter of support to the Department of Revenue for the Assessor's proposed annual revaluation plan. He stated that Skagit County has been on a 4-year visual revaluation plan since approximately 1970. Mr. Mahoney stated that they propose to shift to a 6-year visual revaluation plan with an annual statistical update. This change is justified by the economic conditions in Skagit County.

Following is the 6-year revaluation plan as proposed:

- 1986 - Anacortes
- 1987 - Sedro Woolley
- 1988 - Concrete/Darrington
- 1989 - Mount Vernon
- 1990 - La Conner/Conway
- 1991.- Burlington

Discussion followed. Bob Lee, Chief Deputy Assessor, stated that they have not had any objection to the proposed plan. It is especially feasible for counties such as Skagit, who have computer capabilities.

Commissioner Rohrer motioned to approve the proposed 6-year visual revaluation plan with an annual statistical update. Commissioner Walberg seconded the motion. The motion was carried unanimously.

The Board will draft a letter of support for the Department of Revenue.

CONTINUATION OF PUBLIC MEETING - REQUEST FOR MODIFICATION OF CONTRACTUAL AGREEMENT DATED APRIL 25, 1977, #R-77-002, ISSUED TO H. L. AND D. C. PIERSON, LOCATED AT THE NORTHWEST CORNER OF THE COOK ROAD/I-5/OLD HIGHWAY 99 INTERCHANGE.

Chairman Vaux informed those present that the public hearing had been closed at the last meeting. The Board could now receive answers to their questions from those present.

In answer to a question from Commissioner Walberg, Bill Stiles III stated that he first became aware of a conflict of interest during the first Planning Commission meeting on the matter. Oscar Lagerlund, a Planning Commission member, declared his conflict of interest and refrained from any part in the decision on this matter. Mr. Stiles also pointed out that Darlene Madenwald's husband is one owner of Northwest Orthopedic Surgeons, which owns neighboring property in the name of Northwest Orthopedic Surgeons Pension and Profit Sharing Plan.

In answer to a question from Commissioner Rohrer, Mr. Stiles pointed out Regency Investment's complete ownership.

Chairman Vaux stated that he felt the Comprehensive Plan designated Commercial zoning in the interchange area for the purpose of preventing strip development.

Mr. Stiles stated that the 1000-foot radius limitation placed on the contract rezone when it was granted is not in effect at this time.

Commissioner Walberg stated that he didn't recall such a change in the Comprehensive Plan text. He felt the 1000-foot radius was a Planning Department policy, rather than a part of the Comprehensive Plan.

Commissioner Rohrer stated that in his opinion, the boundaries of a parcel of property should govern the zoning, rather than a natural barrier, such as a drainage ditch.

Mr. Stiles explained that they propose to construct a 60-unit motel, restaurant, year-around pond in the drainage area, as well as several businesses including real estate office, arts and crafts shop, museum, and farmers market. They propose to have this construction completed in one year in time for Expo '86.

Commissioner Rohrer expressed support for the project.

Commissioner Walberg stated the burden of proof for any proposal is on the applicant to provide sufficient reasons to approve the proposal. He objected to Mr. Stiles reasoning that the parcel is too small to farm, as the Skagit Conservation District stated the parcel is prime agricultural land. He also pointed out that the applicant previously sold a portion of their existing Commercial property and is now trying to obtain more. Commissioner Walberg also felt Skagit County has an adequate number of motels/hotels either at this time or under construction.

Mr. Stiles stated that Regency Investment agreed to the 1000-foot radius in 1977 in order to obtain Commercial zoning on at least a portion of the property.

Commissioner Walberg felt this type of development would be an intrusion into the agricultural lands. He also was of the opinion that a natural barrier is better than a property line for establishing zoning.

Mr. Koops, owner of the agricultural property adjacent to the proposal, was present. He opposed the request.

Commissioner Rohrer motioned to approve the request for modification of Contract Rezone #R-77-002.

Chairman Vaux stated that he ran for Commissioner with the plan to bring jobs to the County, but not development on prime agricultural land.

Commissioner Rohrer's motion died for lack of a second.

Commissioner Walberg motioned to deny the request for modification of Contract Rezone #R-77-002. He stated the applicant did not provide sufficient proof of a change in circumstances, did not demonstrate the need for such a development, did not suggest any buffer between zonings, and would not be in compliance with the Comprehensive Plan. Chairman Vaux seconded the motion. The motion was carried with votes from Commissioner Walberg and Chairman Vaux. Commissioner Rohrer voted against the motion. (Resolution #10489)

MISCELLANEOUS ITEMS

Robert Taylor, Administrative Officer, presented the following items:

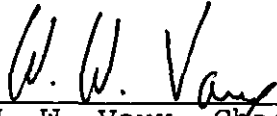
1. The Board approved for signature a Public Official Bond in the amount of \$1,000 for Peter R. Walker of Dike District #12.
2. The Board approved for signature a Public Official Bond in the amount of \$2,500 for Keith Morrison of Drainage District #17.

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ADJOURNMENT

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

BOARD OF COUNTY COMMISSIONERS
SKAGIT COUNTY, WASHINGTON



W. W. Vaux, Chairman

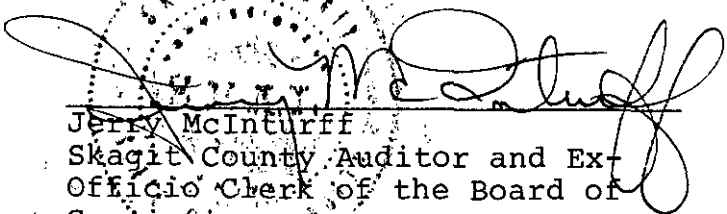


Otto M. Walberg, Jr., Commissioner



Dave Rohrer, Commissioner

ATTEST



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