

RECORD OF THE PROCEEDINGS  
SKAGIT COUNTY BOARD OF COMMISSIONERS

Tuesday, July 23, 1985

Flag Salute

- 9:00 a.m. Public Hearing - Consideration of a Building Moratorium for the Plat of Shorewood.
- 10:00 a.m. Work Session - Incineration.

MISCELLANEOUS ITEMS

The Skagit County Board of Commissioners met in regular session on Tuesday, July 23, 1985, with Commissioners Vaux and Walberg present. Commissioner Rohrer was absent.

**PUBLIC HEARING - CONSIDERATION OF A BUILDING MORATORIUM FOR THE PLAT OF SHOREWOOD.**

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 Argus on July 9, and July 16, 1985.

Robert Schofield, Director of the Planning Department/Permit Center, read the letter dated April 26, 1985, from Paul Cheng of the Department of Social and Health Services. Mr. Cheng recommended that a building permit moratorium be imposed until the water system has been brought into compliance with the rules and regulations of the State Board of Health regarding public water systems.

Mr. Schofield noted that Wagner Development Company is negotiating with the Swinomish Tribe to extend water utility services to the Plat of Shorewood. He also read a letter dated July 19, 1985, from Nicholas Zaferatos, General Manager/Planning Director, of the Swinomish Tribal Community. According to Mr. Zaferatos, the proposed extension of water service is expected to be operational by September 30, 1985.

Mr. Schofield also submitted a letter dated June 23, 1985, from James Williams of Domoto-Williams Architects. This letter was submitted at the previous meeting on this matter. Also presented was a letter dated July 10, 1985, from Paul Wagner of Wagner Development Company, in which Mr. Wagner explained the present situation.

Mr. Schofield read a proposed resolution which, if adopted, would place a moratorium on the issuance of building permits for single family homes in the Plat of Shorewood until such time as an adequate water supply is provided.

Sara Hamilton, representing Wagner Development Company, stated that there are 16 completed homes in the Plat of Shorewood and two homes presently under construction. She felt a moratorium really wasn't relevant, since water will

Chairman Vaux felt the hotel/motel tax should be returned to assist tourism projects such as those which generated the money. On that basis, Chairman Vaux motioned to contribute \$4,420 in hotel/motel tax revenue to the Region IV Northwest Tourism Association. Commissioner Walberg seconded the motion. The motion was carried and so ordered.

PUBLIC WORKS DEPARTMENT - Gene Sampley, Director:

Item #3, with regard to a Dike District #20 rip-rap project, was addressed at this time.

3. Signature - Dike District #20 Rip-Rap Project.

Don Nelson, Flood Control Engineer, stated that Dike District #20 has requested the County contribute rock from the River Improvement Fund in addition to a grant of \$16,000 from the Flood Control Grant Fund.

Andy Anderson and Bob Swanson, Commissioners of Dike District #20, were present. Mr. Anderson stated that Dike District #20 received rock last year for a similar project and would appreciate receiving rock again this year.

Discussion followed regarding other projects which are anticipated to need rock from the River Improvement Fund this year.

Commissioner Walberg motioned to approve the rock request for Dike District #20 on a 50/50 basis, thus bringing the total contribution from Skagit County for this project to \$20,062.00. Chairman Vaux seconded the motion. The motion was carried and so ordered.

Item #1, regarding the Gibraltar greenhouses, was addressed at this time.

1. Call for Public Hearing - Gibraltar Greenhouses.

Gene Sampley, Director of the Public Works Department, presented a memo from Roger Howard, Facilities Manager, to the Board.

Roger Howard stated that the Economic Development Administration (E.D.A.) will continue to have an interest in the Gibraltar greenhouse facility until April 1989, at which time the useful life of the facility will expire. If the facility is sold prior to that time, they must be reimbursed the current fair market value less actual and reasonable selling and fix-up expenses. They also require three independent appraisals of the facility's current value. Mr. Howard noted that Dave Cleave appraised the value of the facilities at \$125,000.

Mr. Howard reviewed a number of options available. He recommended the Board sell just the fenced-in area containing the greenhouses at this time.

Commissioner Walberg felt the matter could be simplified with the same end result by imposing a moratorium on all of the remaining undeveloped parcels. Commissioner Walberg therefore, motioned to adopt the resolution placing a moratorium on the issuance of building permits for single family homes in the Plat of Shorewood until such time as an adequate water supply is provided.

Chairman Vaux stated that he would prefer to see the Wagner family voluntarily place a moratorium on their lots.

Commissioner Walberg pointed out that the Board could save the Wagner family additional legal fees by passing the resolution.

Mrs. Grobschmit stated that Ms. Hamilton told residents at a recent homeowner's meeting that they would have a new supply of water by August 15, 1985.

Ms. Hamilton expressed a concern regarding legal recourse which individual property owners might take against her family for the moratorium. She also noted that no one can build a house in less than 90 days.

Mr. Hanson stated that their water problems have been consistent, not just due to the dry summer. He stated that there is still no guarantee the extension will be completed.

Bill Thrumer stated that in the past he has obtained a bond for construction work to guarantee the residents the project will be completed or the bond be forfeited to complete the project.

Mr. Williams stated that August 15, 1985, would be the earliest the extension could be completed.

Chairman Vaux suggested the Board place a moratorium on the remaining undeveloped 26 lots until September 1, 1985, at which time the situation will be reviewed again by the Board.

Commissioner Walberg revised his previous motion to reflect the September 1, 1985, review date for the matter. Chairman Vaux seconded the motion. The motion was carried and so ordered.

#### MISCELLANEOUS ITEMS

The following miscellaneous items were addressed:

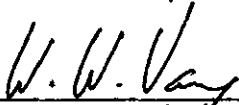
1. Commissioner Walberg motioned to adopt the resolution awarding the bid for improvement of the Taylor Road Bridge #40052, to One Way Construction for their low bid of \$77,054.70, as recommended by the Public Works Department. Chairman Vaux seconded the motion. The motion was carried and so ordered. (Resolution #10559)

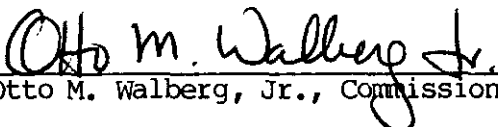
2. Commissioner Walberg motioned to adopt the resolution initiating a revised County Road Project (C.R.P.) for the Taylor Road Bridge in the amount of \$105,000. Chairman Vaux seconded the motion. The motion was carried and so ordered. (Resolution #10560)
3. Commissioner Walberg motioned to approve Warrants #38203 through #38244 in the amount of \$73,792.13. Chairman Vaux seconded the motion. The motion was carried and so ordered. (R-26)

ADJOURNMENT

Commissioner Walberg motioned to adjourn the proceedings. Chairman Vaux seconded the motion. The motion was carried and so ordered.


BOARD OF COUNTY COMMISSIONERS  
SKAGIT COUNTY, WASHINGTON

  
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W. W. Vaux, Chairman

  
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Otto M. Walberg, Jr., Commissioner

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Dave Rohrer, Commissioner

ATTEST:

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