

RECORD OF THE PROCEEDINGS
SKAGIT COUNTY BOARD OF COMMISSIONERS

Tuesday, August 13, 1985

9:00 a.m. Executive Session - Litigation.

Flag Salute

10:00 a.m. Public Hearing - EDB Appeals.

MISCELLANEOUS ITEMS

The Skagit County Board of Commissioners met in regular session on Tuesday, August 13, 1985, with Commissioners Vaux, Walberg and Rohrer present.

PUBLIC HEARING - EDB APPEALS.

John Thayer, Environmental Health Specialist III, located on a map the area of wells contaminated by EDB. He noted that 11 wells have been identified with an excess of the .02 health risk level set by the Washington State Board of Health. He stated that chances are, since the EDB applications have stopped, the level of EDB will reduce over time.

Mack Johnson located his parcel on the map. He stated that although his property does not have a well, he feels his property has been greatly devalued.

Homer Wyatt stated that through his experience with the digging of wells, he feels the water table is contaminated at 28 feet. He noted that those wells which were tested and showed no evidence of EDB were recent wells, and maybe the EDB is on the way to those wells. He plans to have his well tested at his own expense. Mr. Wyatt concluded that in his opinion, the chemical company should bear the expense of a community water system.

Robert Judd concurred with Mr. Johnson that real estate values in that vicinity have plunged. He stated that he cannot even get anyone to make an offer on his property.

Betty Wilde concurred. She stated that she had planned to retire and sell her property, prior to the surfacing of this problem.

Shirley Ammons stated that her well has not been tested, although the Health Department has advised against drinking the water. She would also like to sell her property.

Bill Ruyle stated that he did get a letter from the Health Department acknowledging the situation.

Clara Kleinkopf stated that there is a contaminated well about 600 feet from her property. She noted that she has been trying to sell her property for approximately three years.

George Theodoratus noted that his property valuation was adjusted approximately three years ago.

Larry Welsh stated that his well hasn't been tested.

Mrs. Don Slocum noted that their home is located on the back portion of their property, although the Health Department said the front portion of the property is probably contaminated.

Jack Leslie stated that his deep well was tested and found to be okay. He asked how deep EDB could travel.

John Thayer stated that much about EDB is still unknown, such as the answer to that question.

Bob Lee, Deputy Assessor, explained the procedure which was used to revalue properties previously affected by EDB.

Robert Judd pointed out that even the properties located outside of the contaminated area are worth much less than before. He felt \$1,800 per acre is far too high for agricultural land.

Norm Rathvon asked if the property owners will have to go through this process every year.

Chairman Vaux stated that if sales occur in the vicinity, then the surrounding property values would reflect that.

Paul Mahoney, Skagit County Assessor, explained that starting with 1987, all Skagit County property will be revalued annually, due to the economic condition of Skagit County. He asked that everyone remember that valuation may go down, but actual taxes paid may not always go down.

Chairman Vaux explained the situation as he viewed it:

1. Red zone - The area which has been identified as contaminated.
2. Buffer zone - The area outside the red zone which is still affected.

Chairman Vaux asked Mr. Theodoratus for his view of the area where property values begin to improve.

Mr. Theodoratus felt the property values might begin to improve approximately 1/2 mile to one mile away from the contaminated area, but he noted it would be difficult to determine exactly.

Chairman Vaux felt the properties in the buffer zone should also be revalued at some negotiated rate.

Mr. Wyatt pointed out on a drawing board the paths of the water in the contaminated vicinity, including Grandy and Alder Creeks.

Commissioner Walberg explained that if further testing of wells found other wells to be contaminated, then their values would be adjusted accordingly.

Mrs. Slocum suggested a zone be established between Alder Creek and Grandy Creek.

Mr. Theodoratus concurred that a buffer zone would be an equitable solution.

Mr. Judd also concurred.

Chairman Vaux suggested the value in the buffer zone should be 1/2 way between the red zone and the unaffected area with regard to revaluation.

Larry Aungst asked why the Board was not represented at the previous two community meetings.

Commissioner Rohrer explained that all three commissioners had previous commitments. Commissioner Rohrer apologized, and noted that the representative he tried to send in his place also had a conflict.

Elmer Inich asked when this revaluation could take effect.

Mr. Mahoney stated that the 1986 taxes would reflect the adjustment if the Board of Commissioners decides on some guidelines by the end of August, 1985. Mr. Mahoney noted that October 1, 1984, was the date used by those property owners filing Taxpayer's Claims for Reduction of Assessments, although he noted this would require authorization by the Board to use this date for all properties involved.

Frank Yeager stated that his well is 44 feet deep, and he agreed with the idea of a buffer zone.

Homer Wyatt asked if the Board would authorize the County engineers to take elevations in the vicinity of Alder Creek and southeast.

Commissioner Rohrer informed Mr. Wyatt that the Public Works Department probably has much of this information already.

Phyllis Aldrich, from Alaska, stated that their home in the Birdsview area is being rented, because they can't sell. She noted that they are presently faced with a possible lawsuit from the people who are currently renting their house, due to the EDB contamination.

Phil Mitchell suggested the County investigate what chemicals are put into the land before putting residential areas in the middle of farm areas.

Shirley Ammons asked for clarification regarding when the decrease would be effective.

Paul Mahoney explained that the revaluation would be retroactive at least to January 1, 1985.

Jack Leslie asked if everyone would have to file separately, or if they would all be handled simultaneously.

Mr. Mahoney explained that it was the intent of the Board to treat each case equally, once the guidelines are established.

The Board requested two weeks to consider the boundaries and possible reduction of values before presenting the matter to the vicinity residents.

Commissioner Walberg motioned to continue the public hearing regarding the EDB appeals until 7:30 p.m., Wednesday, August 28, 1985, at the Birdsview Grange. Commissioner Rohrer seconded the motion. The motion was carried unanimously.

MISCELLANEOUS ITEMS

The following miscellaneous items were addressed:

1. In accordance with action previously taken, the Board approved for signature the resolution extending a Board of Health deadline for Larry Yeoman to complete an on-site sewage system at 1813 Parson Creek Road. The resolution requires the system be completed and approved by Friday, August 16, 1985, or the matter will be turned over to the Prosecuting Attorney. (Resolution #10577)
2. Commissioner Rohrer motioned to adopt the resolution appointing Kaaren Wooding, 1337 Dean Drive, Anacortes, Washington, to an unexpired term on the Tourism Task Force, effective August 13, 1985, and expiring December 31, 1985. Commissioner Walberg seconded the motion. The motion was carried unanimously. (Resolution #10578)
3. Commissioner Walberg motioned to adopt the resolution appointing Bill Turner, 2413 Commercial, Anacortes, Washington, to another six-year term

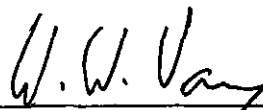
- on the Board of Adjustment, effective September 21, 1985, and expiring September 20, 1991. Commissioner Rohrer seconded the motion. The motion was carried unanimously. (Resolution #10579)
4. Commissioner Rohrer motioned to adopt the resolution appointing Gene Johnson, 1737 West Big Lake Blvd., Mount Vernon, Washington, to another three-year term on the Parks and Recreation Advisory Board, effective July 1, 1985, and expiring June 30, 1988. Commissioner Walberg seconded the motion. The motion was carried unanimously. (Resolution #10580)
 5. Commissioner Rohrer motioned to adopt the resolution appointing Geneva Sasnett, 1180 Darcy Road, Bow, Washington, to another three-year term on the Parks and Recreation Advisory Board, effective July 1, 1985, and expiring June 30, 1988. Commissioner Walberg seconded the motion. The motion was carried unanimously. (Resolution #10581)
 6. The Board approved for signature the contract with Crown Enterprises for reconstruction of 1.85 miles of the Lake Cavanaugh Road.
 7. Commissioner Walberg motioned to adopt the resolution awarding the bid for the purchase of one truck-mounted aerial lift to Sound Truck Equipment, Inc., for their low bid of \$13,912.63. Commissioner Rohrer seconded the motion, as recommended by the Public Works Department. The motion was carried unanimously. (Resolution #10582)
 8. Commissioner Rohrer motioned to approve Warrants #38324 through #38386 in the amount of \$88,604.88. Commissioner Walberg seconded the motion. The motion was carried unanimously. (R-30)
 9. Commissioner Walberg motioned to approve a R.S.V.P. Literacy Grant Application in the amount of \$4,942 to enable the recruitment and training of 20 volunteers to expand literacy efforts in Skagit County. Commissioner Rohrer seconded the motion, as recommended by the Parks, Recreation and Senior Services Department. The motion was carried unanimously.
 10. Jon Aarstad, Director of the Parks, Recreation and Senior Services Department, informed the Board that the County has received the Quit Claim Deed from the City of Sedro Woolley for the Clear Lake Swimming Beach property.

Record of the Proceedings
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Tuesday, August 13, 1985
Page 6

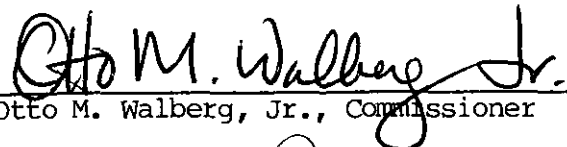
ADJOURNMENT

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

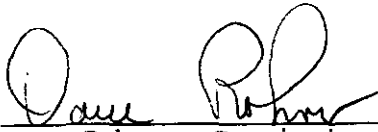
BOARD OF COUNTY COMMISSIONERS
SKAGIT COUNTY, WASHINGTON



W. W. Vaux, Chairman


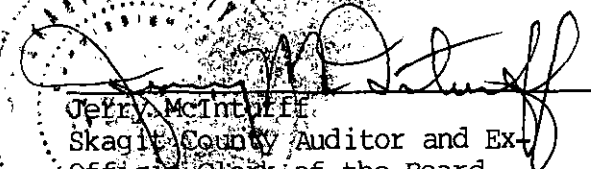


Otto M. Walberg, Jr., Commissioner



Dave Rohrer, Commissioner

ATTEST:

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