

RECORD OF THE PROCEEDINGS
SKAGIT COUNTY BOARD OF COMMISSIONERS

Tuesday, November 5, 1985

Flag Salute

10:00 a.m. Discussion - Request for Use of Concrete Visitor Center as a Senior Center - Port of Skagit County.

10:30 a.m. Public Hearing - Rezone Request #R-85-006 of James Parker and Michael Janda.

MISCELLANEOUS ITEMS

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

The Skagit County Board of Commissioners met in regular session on Tuesday, November 5, 1985, with Commissioners Vaux, Walberg and Rohrer present.

DISCUSSION - REQUEST FOR USE OF CONCRETE VISITOR CENTER AS A SENIOR CENTER - Port of Skagit County.

Mike Crawford and John Ferlin, Commissioners, Bob Keller, out-going Manager, and Patty Burkland, in-coming Manager, all of the Port of Skagit County, were present for this discussion.

Skagit County is interested in obtaining the use of the Concrete Visitor Center building, which is currently owned by the Port of Skagit County, for a senior center in Concrete. The building will be vacated by March 2, 1986, by the National Parks Service. The National Parks Service pays \$750 per month for the use of the building, while the Concrete Chamber of Commerce pays \$600 per year for use of a small office in the building.

Discussion followed regarding options available, such as purchase, trade or lease.

Mr. Crawford stated that the Port of Skagit County currently has approximately \$180,000 into the property.

Mr. Ferlin stated that an appraisal of the property would most likely be necessary. He suggested the following possible option: The County could lease the facility at the rate of \$750 per month for one to two years until a purchase or trade of the facility could be arranged.

George Theodoratus, of Concrete, stated that a few Concrete residents are interested in seeing the building remain open as a Visitor Center rather than

as a senior center. He asked the Board to consider that possibility as well.

Jon Aarstad, Director of the Parks, Recreation and Senior Services Department, stated that the County has been looking for a facility to act as a community center, with emphasis on senior activities during the day.

Vern Simmons suggested the Concrete facility be obtained with a similar process that built the Sedro Woolley Senior Center -- the grant process. He stated that he and many other seniors would appreciate anything that could be done.

Chairman Vaux stated that the County was interested in obtaining the necessary funding through the grant process also, as the County cannot afford the \$750 per month or the approximate \$180,000 total at this time.

Tim Holloran, Supervisor of Senior Services, added that the senior center would be operated from 9:00 a.m. to 5:00 p.m. generally.

Chairman Vaux thanked everyone for attending this discussion. The Port will obtain a letter of opinion regarding the approximate value of the facility. Mr. Aarstad and Mr. Holloran will meet with the Port regarding a possible trade of properties.

PUBLIC HEARING - REZONE REQUEST #R-85-006 OF JAMES PARKER AND MICHAEL JANDA.

Megan Cheney, on behalf of Jerry McInturff, Skagit County Auditor and Ex-Officio Clerk of the Board of Commissioners, read the Notice of Public Hearing, as published in the Skagit Argus on October 22, 1985.

Gary Gidley, Associate Planner, submitted photos, a site plan, staff findings and the recorded motion from the Planning Commission's September 16, 1985, meeting. He explained that this was a rezone request to reclassify two abutting 20-acre parcels from Forestry (minimum lot size 20 acres) to Rural Intermediate (minimum lot size 2 1/2 acres). The property is located on the Rockport Cascade Road, approximately one mile east of the Sauk Valley Road. To the east of the property is an old County dump site and gravel pit. Runoff from the mountains causes drainage to run through the old dump site onto the northern portion of this property.

Mr. Gidley reported that the Planning Department recommended the rezone request be denied. The Planning Commission, however, recommended the request be modified to Rural (minimum lot size 5 acres), with the condition that prior to the issuance of a building permit for the property, water quality approval for domestic consumption shall be obtained from the Skagit County Health Department.

Jim Parker, owner of one 20-acre parcel, stated that they have tried to improve the property by filling in 4- to 5-foot deep trenches left from the previous use of the property as an airstrip. He asked if he could answer any questions from the Board.

Commissioner Walberg stated that he was concerned about the water quality due to the adjacent dump site.

Mr. Parker stated that he had no idea the dump site was adjacent to his property when he purchased it. According to a map he saw at the time, he thought the dump site was located approximately 40 acres away from his property. He suggested some water quality tests be conducted and asked whose responsibility that would be. Mr. Parker stated that he was willing to trade the property for some other surplus property the County might have, or he would also sell the property to the County for the expenses he has incurred.

Commissioner Rohrer pointed out the need for accurate mapping of all County dump sites, both past and present.

Chairman Vaux noted that this Board is very sensitive to groundwater pollution. He stated that he felt the County would be making a mistake by allowing future development in that area. He suggested that the County might be interested in obtaining the parcel as a buffer zone.

Commissioner Rohrer concurred.

George Theodoratus, of Skagit Valley Realty, pointed out that the groundwater problem still exists, whether there be two wells or six wells. He suggested this hearing be continued until water quality testing could be conducted or a purchase or trade of property by the County could be worked out.

Chairman Vaux stated that negotiations separate from this issue could continue.

Ralph Keller, of Rockport, stated that the situation should be monitored.

As there was no additional public input, Commissioner Rohrer motioned to close the public hearing. Commissioner Walberg seconded the motion. The motion was carried unanimously.

Commissioner Rohrer motioned to deny Rezone Request #R-85-006 of James Parker and Michael Janda.

Commissioner Walberg reviewed the Planning Commission's findings individually. He noted that there is no evidence that there has been a change in circumstances since the adoption of the existing comprehensive plan and zoning. Commissioner Walberg seconded the motion to deny Rezone Request #R-85-006. The motion was carried unanimously.

Chairman Vaux stated that he would check with the Prosecuting Attorney regarding the County's ability to trade properties with private citizens. He asked Mr. Parker to contact the Board in approximately one week.

Chairman Vaux announced that the Board was adjourning into Executive Session for approximately one-half hour to discuss litigation matters.

Chairman Vaux announced that the Board was now in open session for the following miscellaneous items.

MISCELLANEOUS ITEMS

Robert Taylor, Administrative Officer, presented the following items:

1. In accordance with action previously taken, the Board approved for signature the resolution denying Skagit County Development Corporation Special Use Request #SP-84-002. (Resolution #10638)
2. Chairman Vaux read the proposed resolution containing guidelines for future citizen initiated advisory ballots.

Commissioner Walberg motioned to adopt the resolution establishing guidelines for citizen initiated advisory ballot issues for Skagit County. Commissioner Rohrer seconded the motion. The motion was carried unanimously. (Resolution #10639)

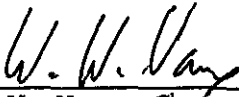
3. The Board approved for signature a Jail Facility Use Agreement with the City of La Conner, effective January 1, 1985.

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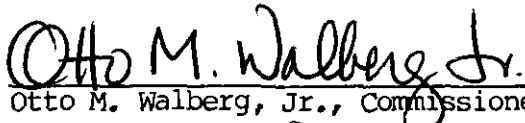
ADJOURNMENT

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

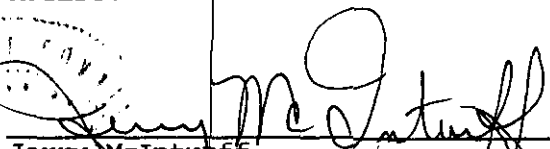


Otto M. Walberg, Jr., Commissioner



Dave Rohrer, Commissioner

ATTEST:



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

