

RECORD OF THE PROCEEDINGS
SKAGIT COUNTY BOARD OF COMMISSIONERS

Tuesday, December 17, 1985

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

Flag Salute

10:00 a.m. Planning Commission Referred Items:

1. Rezone Request #R-85-010 of Robert Ragan and Allan Graham to reclassify approximately 1/3 acre from Rural Intermediate to Commercial/Limited Industrial.
2. Rezone Request #R-85-011 of Skagit County Department of Parks and Recreation to reclassify approximately .86 of an acre from Residential to Public Use.
3. Shoreline Substantial Development/Conditional Use/Variance Request #25-85 of Skagit County Department of Parks and Recreation for the renovation of the existing facilities at the Clear Lake Swimming Beach.

MISCELLANEOUS ITEMS

- 1:30 p.m.
1. Bid Opening - Flail Mower.
 2. Signature - SCOA Transportation Contract.
 3. Public Hearing - Supplemental Budget - Solid Waste Construction Fund.
 4. Public Hearing - Supplemental Budget - Medic I Services Fund.
 5. Public Hearing - Supplemental Budget - River Improvement Fund.

MISCELLANEOUS ITEMS

7:30 p.m. Public Meeting - Skagit County Fair Relocation - Hearing Rooms B & C

The Skagit County Board of Commissioners met in regular session on Tuesday, December 17, 1985, with Commissioners Vaux, Walberg and Rohrer present.

PLANNING COMMISSION REFERRED ITEMS:

1. Rezone Request #R-85-010 of Robert Ragan and Allan Graham to reclassify approximately 1/3 acre from Rural Intermediate to Commercial/Limited Industrial.

Gary Gidley, Associate Planner, presented the Planning Department's staff findings and recommendation for approval of the rezone of a parcel located at 901 Chuckanut Drive. He also presented the Planning Commission's recorded motion recommending approval of the rezone, however the vote was 4 to 2, and thus an insufficient majority to make a recommendation to the Board of Commissioners.

Bob Schofield, Director of the Department of Planning and Community Development, informed the Board of their two choices in this matter: (1) remand the matter back to the Planning Commission for further hearing; or (2) hold a Board of Commissioners public hearing on the matter.

Commissioner Walberg motioned to schedule a Board of Commissioners public hearing for 2:00 p.m., Monday, January 6, 1986. Commissioner Rohrer seconded the motion. The motion was carried unanimously.

2. Rezone Request #R-85-011 of Skagit County Department of Parks and Recreation to reclassify approximately .86 of an acre from Residential to Public Use.
3. Shoreline Substantial Development/Conditional Use/Variance Request #25-85 of Skagit County Department of Parks and Recreation for the renovation of the existing facilities at the Clear Lake Swimming Beach.

Betsy Dwire, Senior Planner, presented Items #2 and #3 simultaneously. She presented staff findings and photos of the property.

With regard to Rezone Request #R-85-011, the Planning Commission recommended approval, subject to the following conditions:

- a. The applicant shall obtain all necessary permits prior to start up of the project.
- b. The applicant shall prepare a fencing and landscape plan to be approved prior to the issuance of a building permit.

The Planning Commission also recommended approval of the Shoreline Substantial Development/Conditional Use/Variance Request #25-85, subject to the following conditions:

- a. The applicant shall obtain all necessary permits prior to start up of the project.
- b. If pesticides, fertilizers or herbicides are to be used on the site, a vegetated swath, a minimum of 25 feet from water bodies and wetlands, shall be left untreated.
- c. The applicant shall adhere to all other applicable regulations of the Skagit County Shoreline Management Master Program.
- d. Height of restroom variance should be limited to one story.

Commissioner Walberg motioned to accept the recommendation of the Planning Commission and approve Rezone Request #R-85-011 of Skagit County Department of Parks and Recreation. Commissioner Rohrer seconded the motion. The motion was carried unanimously.

Commissioner Walberg motioned to accept the recommendation of the Planning Commission and approve Shoreline Substantial Development/Conditional Use/Variance Request #25-85 of Skagit County Department of Parks and Recreation. Commissioner Rohrer seconded the motion. The motion was carried unanimously.

MISCELLANEOUS ITEMS

The following miscellaneous items were addressed:

1. Betsy Dwire, Associate Planner, informed the Board that she plans to submit an application to the Department of Ecology (DOE) for the study of aquaculture protection at Dewey Beach and Similk Beach.
2. Subject to the provision of proof of insurance, the Board approved for signature a Contract for Professional Services between the Skagit County Parks and Recreation Department and the Mount Vernon High School Cheerleader Club for the provision of instruction for the Recreation Division Cheerleader Camp to be held at the Mount Vernon High School cafeteria. This contract shall be in effect January 11, through February 22, 1986, and compensation shall be 90 percent of program fees after Department expenses.
3. The Board approved for signature an amendment to the Interagency Committee for Outdoor Recreation project contract #83-005D, extending the Skagit Playfields project completion date until June 30, 1986.
4. The Board approved for signature a Facility Use Agreement with Burlington-Edison School District #100 for use of the Burlington-Edison

gym for Rhythm Fitness Exercise classes January 8, through June 11, 1986. The Board instructed Jon Aarstad, Director of the Parks, Recreation and Senior Services Department, to draft a letter objecting to the \$20 per session fee to the County for the use of the facility.

5. Jon Aarstad, requested guidance from the Board regarding the Gramm-Rudman Amendment establishing a formula for reducing the federal deficit to zero. He pointed out that this proposed amendment will have an impact on the funding received for senior services. He presented some information he had received in the mail with regard to this matter.

The Commissioners stated that they have not devised a philosophy to be followed with regard to the Gramm-Rudman Amendment at this time.

6. Mr. Aarstad presented an article for the Board's review, with regard to the economic advantages of baseball tournaments in the County.

BID OPENING - FLAIL MOWER.

Megan Cheney, on behalf of Jerry McInturff, Skagit County Auditor, read the Notice of Call for Bids, as published in the Skagit Argus on December 3, and December 10, 1985.

The following bids were received:

1. Farmers Equipment Co., Inc.
1589 Highway 20
Burlington, WA 98233-9623

Manufacturer: MOTT
Model: Super Heavy Duty Mod. 62
Cashier's check enclosed
Total cost: \$3,148.37
2. Barnett Implement Co., Inc.
P.O. Box 666
Mount Vernon, WA 98273

Manufacturer: MOTT
Model: 62 Super Heavy Duty
Cashier's check enclosed
Total cost: \$2,997.07

The Parks, Recreation and Senior Services Department will review the bids prior to making a recommendation for award of bid.

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SIGNATURE - SCOA TRANSPORTATION CONTRACT.

Present for this discussion were: Bill Weaver, Bill Gurney, Jack Meyers, Ray Nichols, Norma Allen, and Ruth Gidlund, all members of the Transportation Committee and Skagit Council on Aging.

Jon Aarstad stated that the proposed contract would provide a minimum of 35,000 one-way trips in 1986.

Bill Weaver presented several charts showing how the usage of senior and handicapped transportation has increased. In summary, Mr. Weaver noted that unless some other funding is found, services will have to be reduced.

Bill Gurney noted that the Department of Transportation did not cut funding as much as they could have. He felt that their program will probably run \$3,000 to \$5,000 short for 1986.

Mr. Aarstad stated that United Way has received more money this year than they did at this time last year.

Mrs. Gidlund explained that United Way had more pledges last year, but this year has more cash in hand.

Discussion followed regarding the unlikelihood of receiving Federal Revenue Sharing funds after 1986.

Mr. Aarstad presented the members of SCOA with a check in the amount of \$1,500 in proceeds from the 1985 Golfers Against Cancer Golf Tournament. He noted that this tournament raised \$8,081.38 which was distributed to United General Hospital, Skagit Valley Hospital, Island Hospital, Whidbey General Hospital, Skagit County Nutrition Advisory Board, RSVP Advisory Board, SCOA, and Community Homewell.

The Board approved for signature the Contract for the Provision of Senior Transportation Services beginning January 1, 1986, and ending December 31, 1986. The County will pay \$7,000 in exchange for 35,000 one-way trips.

MISCELLANEOUS ITEMS

The following miscellaneous items were addressed:

1. Commissioner Walberg motioned to adopted the resolution awarding the bid for the purchase of four dump bodies (including installation on County-owned truck cab and chassis units) and two new pup trailers to Frank P. Amadon Co., for the total bid price of \$83,435.05. Commissioner Rohrer

seconded the motion, as recommended by the Public Works Department. The motion was carried unanimously. (Resolution #10679)

2. Commissioner Walberg motioned to award the bid for one Mott Super Heavy Duty Model 62 flail mower to Barnett Implement Co., Inc., for their bid of \$2,997.07. Commissioner Rohrer seconded the motion, as recommended by the Parks, Recreation and Senior Services Department. The motion was carried unanimously.
3. The Board approved for signature a Contract for the Provision of Senior Services for the calendar year 1986 between Skagit County and the City of Mount Vernon. The City of Mount Vernon will pay to Skagit County \$19,300 for services received in 1986.

PUBLIC HEARING - SUPPLEMENTAL BUDGET - SOLID WASTE CONSTRUCTION FUND.

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 December 3, and December 10, 1985.

Mike Woodmansee, Budget and Finance Director, and Larry Libby, of the Public Works Department, explained that the solid waste project has proceeded ahead of schedule, so funds need to be expended sooner than originally anticipated.

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

Commissioner Rohrer motioned to adopt the resolution authorizing a supplemental budget in the amount of \$200,000 for the 1985 Solid Waste Construction Fund #404. Commissioner Walberg seconded the motion. The motion was carried unanimously. (Resolution #10680)

PUBLIC HEARING - SUPPLEMENTAL BUDGET - MEDIC I SERVICES FUND.

Megan Cheney, on behalf of Jerry McInturff, Skagit County Board of Commissioners, read the Notice of Public Hearing, as published in the Skagit Argus on December 3, and December 10, 1985.

Mike Woodmansee pointed out that the necessary amount has increased by \$10,000 since this Notice of Public Hearing was published. He stated that this supplemental budget would cover the final bill for 1985.

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

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Commissioner Walberg motioned to adopt the resolution authorizing a supplemental budget in the amount of \$110,000 for the Medic I Services Fund #123. Commissioner Rohrer seconded the motion. The motion was carried unanimously. (Resolution #10681)

PUBLIC HEARING - SUPPLEMENTAL BUDGET - RIVER IMPROVEMENT FUND.

Megan Cheney, on behalf of Skagit County Auditor and Ex-Officio Clerk of the Board, read the Notice of Public Hearing on December 3, and December 10, 1985.

Larry Libby explained that this resolution would simply authorize the expenditure of funds this year which would have been carried over into 1986.

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

Commissioner Walberg motioned to adopt the resolution authorizing the supplemental budget in the amount of \$35,000 for the River Improvement Fund #110. Commissioner Rohrer seconded the motion. The motion was carried unanimously. (Resolution #10682)

MISCELLANEOUS ITEMS

Commissioner Rohrer motioned to adopt the resolution appointing Jim Futrelle, 2262 Wicker Road, Sedro Woolley, Washington 98284, to the Skagit County Parks Advisory Committee effective December 17, 1985, and ending June 30, 1988. Commissioner Walberg seconded the motion. The motion was carried unanimously. (Resolution #10683)

PUBLIC MEETING - SKAGIT COUNTY FAIR RELOCATION - HEARING ROOMS B & C.

Chairman Vaux explained that this was the first of possibly several meetings to discuss the various sites being considered for the relocation of the fair. The following sites are being considered:

- Site A - Fredonia
- Site B - North Burlington
- Site C - City of Mount Vernon
- Site D - South Mount Vernon
- Site E - Northern State
- Site F - Port of Skagit County
- Site G - Riverbend

Site C, City of Mount Vernon, however, is no longer available.

David Hough, Senior Planner, explained the review process used by the Planning Department to evaluate the sites. He summarized the general factors being considered regarding the Fredonia site (Site A). The Fredonia site is approximately 70 acres located at the intersection of the McFarland Road and the Farm to Market Road. Approximately 38 acres are being leased by the Skagit Valley Riding Club. Purchase and relocation costs would total approximately \$1,900,000.

Pat Hayden, an attorney representing Dick South, stated that the lease with the Skagit Valley Riding Club is terminating and no longer an issue.

Norm Brann, President of the Skagit County Fair Board, favored the Fredonia site because of its central location and favorable drainage conditions.

Ed Breckenridge, of Bow, favored the Fredonia site due to its central location. He noted that no city would be attached to this site, as is the City of Mount Vernon to the present fair site.

Cal Callahan questioned the community concerns regarding this site.

Mr. Hough stated that he included that comment particularly with those sites zoned Industrial.

Mr. Hough summarized the North Burlington site (Site B), which is approximately 42 acres located on North Carl Street (Old 99) approximately 400 feet south of the Chuckanut Interchange on I-5. Purchase and relocation costs would total approximately \$1,620,000.

Mr. Brann felt this site offered a good location, but inadequate parking.

Chairman Vaux stated that he has been led to believe by one of the three owners of this property that this site is unavailable.

Mr. Hough explained that the Mount Vernon site (Site C) is no longer available. He summarized the South Mount Vernon site (Site D), which consists of a 24 acre site and a 48 acre site located on Old 99 South, approximately one mile south of Mount Vernon. Total estimated costs for the 24 acre site are \$1,367,000, and total estimated costs for the 48 acre site are \$2,270,000.

Commissioner Rohrer stated that he had a phone call from Joe Soler, stating he would be in opposition to the relocation of the fair at this site.

Mr. Hough summarized the Northern State site (Site E), which is located at the intersection of State Highway 20 and Helmick Road. The potential fair site portion of this property would consist of approximately 400 acres, and approximate total costs would be \$1,765,000.

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Chairman Vaux read a letter signed by Jack Halsey, of the Washington State Department of Natural Resources (DNR). In the letter, Mr. Halsey explained methods which the County could use to acquire the Northern State property from the State, such as purchase, lease, exchange, or some combination.

Harold Villager, of the Department of Natural Resources, was present and stated that approximately 900 continuous acres plus 100 acres for the hospital site actually exist at Northern State.

Dr. Phil Mihelich, representing Citizens for Northern State, narrated a slide presentation of the Northern State facility. He stated that he planned to show how the Northern State site would fulfill the requirements of a fair site and have the best economic advantage. He stated that Northern State is the only site being considered which is not in the floodplain. He felt the cost for sewer connection would be between \$25,000 and \$30,000, rather than the \$75,000 figure stated in the County's report. With regard to economic advantages, Mr. Mihelich felt this property could be easily acquired. He read a portion of a letter of endorsement from the Skagit County Fair Board, as well as several other organizations. He also read a letter from Richard L. Waldemar, Sr., Manager of the Northwest Washington Fair in Lynden, in which he expressed support for the Northern State site.

Mr. Brann stated that he did not approve of the Northern State site.

Mayor Don Walley, of Sedro Woolley, disagreed with Mr. Brann. He felt the County would support whatever site the Board chooses.

Butch Neil felt the Northern State site would not be adequate to attract people passing through the County.

Biff Smith stated that the County should refrain from tying up agricultural acreage for the fair site. He felt the Northern State site would provide more than adequate acreage, although access could be a problem until resolved. Finally, he felt this site would be the least expensive to acquire.

Dr. John Dugaw favored the Northern State site due to its size and appropriate financing.

Cassey Johnson, former Secretary of the Skagit County Fair Board, stated that location is not nearly as important as the kind of fair provided. She felt the site chosen should be at least 100 acres in size.

Cal Callahan favored the Fredonia site for a multitude of uses. He noted that his experience with renovation of buildings has taught him that it is often better to start from scratch with a building.

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Ken Fritsch, President of the Northwest Motor Sports Group, favored the Northern State site. He pointed out the economic advantages of including a race track, which the Northern State site could easily accommodate.

Eugene Brookings, representing the Back Country Horsemen, Sedro Woolley Riding Club, and several 4-H Clubs, favored the Northern State site because of the acreage available. He pointed out that the Sedro Woolley Riding Club has expressed a willingness to donate the 7 1/2 acres of rodeo grounds they own to the County to sell for revenue for the fair site.

Mr. Brann stated that most of Skagit County is in the floodplain.

Ed Breckenridge stated that the Fredonia site could just as easily accommodate all of the uses that the Northern State site could, in addition to having better access.

Dr. Dugaw stated that the Northern State site would draw people far into the County, thus providing economic advantages to the entire county.

June Johnson, Treasurer of the Skagit County Fair Board, pointed out the importance of community support in choosing a site.

Harlan Sam, representing the Upper Skagit Tribe, felt the location was not as important as the size and options available. He also noted that the Board was in receipt of a letter from the Counsel supporting the Northern State site.

Joe Soler agreed that the location was not as important as the content of the fair. He also favored the Northern State site.

Howard Miller favored the Northern State site because of its size. He suggested a logging and farm exhibition might be included. He also supported the acquisition options available for the Northern State site.

Dale Thompson pointed out that the Northern State property is bisected by Hansen Creek, which could be utilized for youth.

Ed Blanton, from upriver, favored the Northern State site because of the size and acquisition costs.

Velma Huggins, felt a central location is not of paramount importance. She noted that the King County Fair is located in Enumclaw.

Mr. Hough summarized the Port of Skagit County site (Site F), which is approximately 45 acres located between South Garl Street and Burlington Northern Railroad, south of Pease Road. Purchase and relocation costs would total approximately \$1,708,000.

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Mr. Brann asked if there was a lease on that property with a local cannery.

Mr. Hough stated that there is currently no lease on the property.

Mr. Soler felt 45 acres was too small of a site.

Mr. Hough summarized the Riverbend site (Site G), which is approximately 41 acres located 1/2 mile west of the Mount Vernon city limits on the Riverbend Road. Since the property might be acquired free of charge to the County, estimated relocation costs total \$905,000.

Mr. Brann stated that this site might be worth considering if additional acreage could be acquired.

June Johnson felt this site would offer too much traffic congestion.

Dr. Dugaw felt the floodplain would be a problem and also felt there was too much traffic already.

Joe Soler concurred with Ms. Johnson and Mr. Dugaw.

Darlene Hamburg, of Hamburg Raspberry Farm on Riverbend Road, stated that they would not welcome the fair on the Riverbend Road farmland.

Mayor Walley stated that currently Drainage District #19 (Fredonia area) is having drainage problems.

Mr. Brann stated that he moved his horses to Fredonia to escape drainage problems elsewhere.

Mr. Soler pointed out that the Sedro Woolley community appears to be the only community favoring a site in their area.

Cassey Johnson asked if the land at Fredonia is for sale.

Chairman Vaux stated that he understood it was for sale.

Chairman Vaux took a poll of the audience. Most of the people present favored the acquisition of a site with more than 200 acres.

Polly Palmer, from upriver, asked where Fredonia is located.

Chairman Vaux stated that Fredonia is downriver.

Mayor Walley thanked the Board for this opportunity to discuss the issue.

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Paul Miller stated that there are also many roads around Northern State which would serve as trails.

Wes Stevenson suggested the inclusion of snowmobile drag races as an attraction.

Mr. Fritsch noted that racing facilities can also be used for other organizations and even for public entities, such as police training.

Roy Johnson, of Mount Vernon, asked if a transcript of the proceedings would be available.

Chairman Vaux stated that minutes and copies of the cassette tapes would be available upon request.

Gloria Van Valkenburg asked what plans the County had for the current fairground site.

Chairman Vaux stated that the County owns slightly less than 15 acres in Mount Vernon for the current fair site. He noted that the City of Mount Vernon has expressed an interest in acquiring the property for their parks program. No specific purchase prices have been discussed.

Commissioner Walberg stated that Skagit County is going to expand, so an expandable site is very important. All matters will be weighed in the consideration of a new fair location.

Commissioner Rohrer thanked everyone for their support with this matter.

Chairman Vaux agreed that the support of the citizens is much more important than the location of the fair.

Mr. Brann noted that matching funds from the State Fair Board may be available for construction of the buildings at a new site.

Mr. Hough explained that the State Department of Community Development recently announced a grant program available for studies of economic development. The Board favored applying for funds for a market research to be conducted on an exposition (fair) site for Skagit County. The application submittal deadline is January 17, 1986.

The Board thanked everyone for attending.

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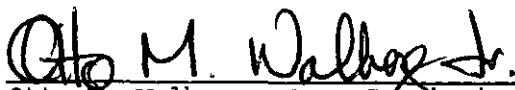
ADJOURNMENT

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

BOARD OF COUNTY COMMISSIONERS
SKAGIT COUNTY, WASHINGTON



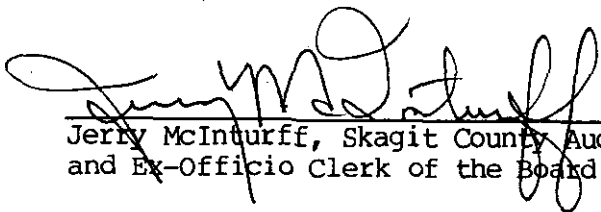
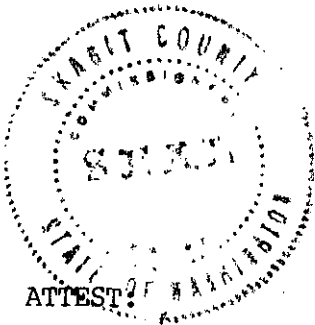
W. W. Vaux, Chairman



Otto M. Walberg, Jr., Commissioner



Dave Rohrer, Commissioner



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