

RECORD OF THE PROCEEDINGS
SKAGIT COUNTY BOARD OF COMMISSIONERS

Tuesday, June 24, 1986

Flag Salute

9:00 a.m. Planning Commission Referred Items:

1. Pat Wheat Rezone Request #R-86-006.
2. Howard Morse/Maria Coesens Rezone Request #R-86-008.
3. Thomas Naubert Rezone Request #R-86-009.

MISCELLANEOUS ITEMS

10:30 a.m. Discussion - Samish Farms Water Association.

- 1:30 p.m.
1. Bid Opening - Pease Road Reconstruction.
 2. Proclamation - Amateur Radio Week - June 23 through 29, 1986.

MISCELLANEOUS ITEMS

2:00 p.m. Work Session - Six-Year Road Program.

The Skagit County Board of Commissioners met in regular session on Tuesday, June 24, 1986, with Commissioners Rohrer, Vaux and Walberg present.

PLANNING COMMISSION REFERRED ITEMS:

1. Pat Wheat Rezone Request #R-86-006.

Gary Gidley, Associate Planner, located the approximate 12-acre parcel proposed for reclassification from Rural to Commercial/Limited Industrial, and the approximate 10-acre parcel for reclassification from Rural to Residential Reserve. The subject property is located at the southeast corner of the intersection of I-5 and the Alger-Lake Samish Road.

Mr. Gidley noted that this matter was remanded back to the Planning Commission for further consideration. The Planning Commission considered the matter additionally, and recommended that approximately 4 acres be rezoned to Commercial/Limited Industrial from the current Rural zoning. These 4 acres shall be that portion of Lot A westerly of Patrick Lane of Short Plat #11-85, together with the small triangle of land abutting the northwest corner of the property. The Planning Commission recommended the remainder of the property remain in Rural zoning.

It was noted that Tom Karsh, Environmental Health Specialist III, felt adequate soil is available on the property for on-site disposal, depending upon the type of commercial use.

In answer to a question from Commissioner Vaux, Robert Schofield, Director of the Department of Planning and Community Development, stated that they found the property was rezoned several months prior to Mr. Wheat's purchase of the property.

Commissioner Walberg motioned to accept the Planning Commission's recommendation for the Pat Wheat Rezone Request #R-86-006 to rezone 4 acres (that portion of Lot A westerly of Patrick Lane of Short Plat #11-85, together with the small triangle of land abutting the northwest corner of the property) from Rural to Commercial/Limited Industrial. Commissioner Vaux seconded the motion. The motion was carried unanimously.

2. Howard Morse/Maria Coesens Rezone Request #R-86-008.

Gary Gidley, Associate Planner, located the proposed request to reclassify approximately 1.7 acres from Residential Reserve to Commercial/Limited Industrial. The subject property is located at 167 Old Highway 99 North, Lots 4, 5 and 6 of Block 5 of the Plat of Alger, and the owner proposes to operate a small print shop. The Planning Commission recommended approval of this request.

Commissioner Walberg motioned to accept the Planning Commission's recommendation for approval of Howard Morse/Maria Coesens Rezone Request #R-86-008 from Residential Reserve to Commercial/Limited Industrial. Commissioner Vaux seconded the motion. The motion was carried unanimously.

3. Thomas Naubert Rezone Request #R-86-009.

Gary Gidley, Associate Planner, presented photos and located the property proposed for reclassification from Agricultural to Residential. The subject property is located on District Line Road, Burlington, north of Highway 20. The Planning Department staff and the Planning Commission recommended this rezone be denied, based on the soil types and the surrounding agricultural activity.

Thomas Naubert stated that the property had never been farmed.

Nancy Gentry, on behalf of Ken Gentry, realtor, read a letter requesting the Board remand the rezone request back to the Planning Commission for reconsideration of a lesser density rezone, such as Residential Reserve or Rural Intermediate. The property has been offered for sale, but no one appears to be interested in purchasing 15 undeveloped wooded acres.

Robert Schofield, Director of the Department of Planning and Community Development, stated that such a proposal would constitute a new application, and could not be remanded to the Planning Commission for reconsideration.

Commissioner Vaux motioned to accept the Planning Commission's recommendation of denial of the Thomas Naubert Rezone Request #R-86-009. Commissioner Walberg seconded the motion. The motion was carried unanimously.

MISCELLANEOUS ITEMS

1. The Board approved for signature the Lelia Davis Buck Replat of Lot 74, First Addition to Big Lake Waterfront Tracts.
2. The Board approved for signature an amendment to the Department of Ecology grant for the restoration of Lake Erie and Lake Campbell. This amendment reduces the grant total from \$665,153 to \$649,800, to reflect the deduction of funds for mid water samples which were never conducted. The consultant is conducting top and bottom water samples, however, which are funded through the grant. This amendment does not change the County's portion of the project.
3. Following discussion, the Board authorized Betsy Dwire-Stevenson, Senior Planner, to prepare several letters to the Puget Sound Water Quality Authority. One letter will address the issue papers, as requested by June 30, 1986; and the other will ask where funding for the project will be obtained. These letters will be presented for signature at a later date.
4. Betsy Dwire-Stevenson, Senior Planner, reported that the Corps of Engineers, in its dredge disposal analysis, has identified several areas in Skagit County for deep water disposal. According to new criteria, however, neither of Skagit County's two sites are acceptable. The Corps of Engineers is requesting comment by June 30, 1986, on this matter.

Robert Schofield, Director of the Department of Planning and Community Development, suggested the Department develop a position and return before the Board for concurrence.

5. Betsy Dwire-Stevenson, Senior Planner, informed the Board that she took pictures of the snag in Swinomish Slough which may be a liability hazard to the County.

The Board authorized Ms. Dwire-Stevenson to contact the Corps of Engineers regarding this matter.

6. Robert Schofield presented a comparison report on the Hearing Examiner and the Board of Adjustment.
7. The Board was informed that Mrs. Meamber signed a Special Use Permit allowing her to have a temporary mobile home for family members. If further legal action is necessary, Tom Moser, County Prosecutor, has

requested that the County retain an uninvolved attorney to represent the County.

8. Commissioner Vaux motioned to adopt the resolution calling for a public hearing to consider amending Chapter 10.12 of the Skagit County Code with regard to Skagit County parking lots. Commissioner Walberg seconded the motion. The motion was carried unanimously. (Resolution #10886)

The public hearing is scheduled at 10:00 a.m., Monday, July 21, 1986.

9. Paul Mahoney, County Assessor, informed the Board that Dale Mullen, member of the Board of Equalization, is also a Fire Commissioner, and thus has a conflict of interest.

The Board asked Robert Taylor, Administrative Officer, to contact Mr. Mullen to schedule a discussion with the Board regarding this matter.

DISCUSSION - SAMISH FARMS WATER ASSOCIATION.

Gary Sturdy, of Leonard and Boudinot, Inc., presented a proposal for the waterline extension into the Hillwood Drive area near the Inman Landfill. He noted that this proposal (estimated to cost \$49,500) was based on 6-inch pipe for domestic use only (no fire protection). He also presented a cost estimate of \$4,220 for providing water to the landfill for fire protection.

Duff McDaniel, Secretary-Treasurer of the Samish Farms Water Association, stated that they have six to eight potential hookups in the next three years. The proposed system would sustain twenty hookups.

Ken Willis, Environmental Health Specialist II, stated that the Health Department is testing five wells in the area.

In answer to a question from Commissioner Walberg, Mr. Sturdy estimated it would cost \$31,500 for the provision of water for fire protection (excluding fire hydrants) to the Inman Landfill from Allen West Road.

Mr. McDaniel stated that the water association charges \$1,500 per membership share, which includes the meter installation.

Commissioner Walberg stated that he researched the matter and found that the approximate cost for drilling a well in that area is \$5,200. He suggested the association increase the share cost for this extension. Commissioner Walberg also stated that encouraging water development near the landfill was encouraging future residential development and potential problems in the future. He also noted that there were 21 potential property owners within the proposed service area.

Mr. Sturdy stated that a larger pump would increase the capacity in the future, should it be necessary to hook up additional properties. He proposed latecomers fees be returned to the County, should the County agree to assist with the funding of this extension. The Samish Farms Water Association would own and operate the system.

Since the problem involves garbage from the entire County, Commissioner Vaux suggested the cost per ton of garbage be raised by \$0.10 to fund the project. He noted that the only reason people would hook up to the extension is fear of a contaminated well. If a problem is discovered in the future, then water could be provided at that time.

Mr. McDaniel agreed with Mr. Sturdy's proposal to return latecomers fees to the County.

Mr. Willis stated that at this time there is no contamination in the tested wells from the aquifer currently supplying water to those wells, however, the potential for contamination is there.

Mr. Sturdy explained his proposal again:

1. Initial subscribers would pay approximately \$1,250.
2. The County would contribute \$36,500 for construction of the extension.
3. Latecomers would pay \$2,000.
4. If 14 latecomers hooked up, \$28,000 would be returned to the County.

Commissioner Vaux motioned to fund the waterline extension into the Hillwood Drive area up to the maximum expense of \$38,000, subject to the following conditions:

1. The County decides who hooks up to the extension.
2. The Public Works Department works with Samish Farms Water Association to determine hookup fees and latecomers fees, and present the proposal to the Board.

Commissioner Walberg seconded the motion. The motion was carried unanimously.

BID OPENING - PEASE ROAD RECONSTRUCTION.

Chairman Rohrer waived the reading of the Notice of Call for Bids, as published in the Skagit Argus on June 3, June 10, and June 17, 1986; and in the Daily Journal of Commerce on June 6, June 13, and June 20, 1986.

The following bids were received:

1. Delhur Industries
P.O. Box 1116
Port Angeles, WA 98302

Bid bond enclosed.
Total Bid: \$319,435.45
2. TriCo Contracting, Inc.
P.O. Box 409
Burlington, WA 98233

Bid bond enclosed.
Total Bid: \$323,234.00
3. Lakeside Industries
P.O. Box 729
Anacortes, WA 98221

Bid bond enclosed.
Total Bid: \$260,342.25
4. K.A.C. Construction, Inc.
15615 Utley Road
Snohomish, WA 98290

Bid bond enclosed.
Total Bid: \$284,401.50
5. Henifin & Associates, Inc.
3857 Hannegan Road
Bellingham, WA 98226

Bid bond enclosed.
Total Bid: \$268,755.80

The Public Works Department will review the bids prior to making a recommendation for award of bid.

MISCELLANEOUS ITEMS

Commissioner Vaux motioned to adopt the resolution awarding the bid for Inman Landfill Closure Phase I and liner expansion to Delhur Industries, Inc., for their Schedule B total bid of \$653,832.00. Commissioner Walberg seconded the motion. The motion was carried unanimously. (Resolution #10887)

PROCLAMATION - AMATEUR RADIO WEEK - JUNE 23 THROUGH 29, 1986.

Chairman Rohrer read the proclamation.

Commissioner Vaux motioned to proclaim the week of June 23 through 29, 1986, as Amateur Radio Week in Skagit County. Commissioner Walberg seconded the motion. The motion was carried unanimously.

MISCELLANEOUS ITEMS

1. Commissioner Vaux motioned to adopt the resolution amending Section 15.1.a of the Skagit County Personnel Policies and Procedures Manual to include the following:

The normal workweek for the employees of the Skagit County Sheriff's Office begins at 12:01 a.m. Monday and ends at midnight the following Sunday.

Commissioner Walberg seconded the motion. The motion was carried unanimously. (Resolution #10888)


2. Commissioner Walberg motioned to approve the following Petitions for Property Tax Refund:
 - a. M. C. Williams, Jr., 520 N. Borseth Street, Sedro Woolley, Washington 98284, in the amount of \$92.64, due to senior citizen exemption. (#004686)
 - b. Horizon Mutual Savings, P.O. Box 580, 1500 Cornwall Avenue, Bellingham, Washington 98227, in the amount of \$98.62, due to error in assessment. (#005786)
 - c. Walla Walla College, Office of Financial Affairs, College Place, Washington 99324, in the amount of \$15.27, because the property is exempt. (#005586)

Commissioner Vaux seconded the motion, as recommended by the Skagit County Assessor and Treasurer. The motion was carried unanimously.


ADJOURNMENT

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

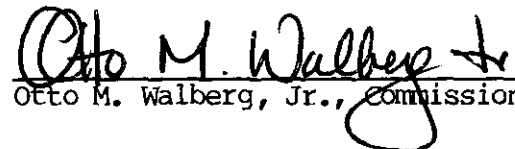
BOARD OF COUNTY COMMISSIONERS
SKAGIT COUNTY, WASHINGTON



Dave Rohrer, Chairman

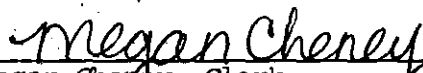


W. W. Vaux, Commissioner



Otto M. Walberg, Jr., Commissioner





Megan Cheney, Clerk
Skagit County Board of Commissioners