

RECORD OF THE PROCEEDINGS  
SKAGIT COUNTY BOARD OF COMMISSIONERS

Tuesday, February 16, 1988

Flag Salute

9:00 a.m. Planning and Community Development - Steve Wood, Director:

1. Planning Commission Referred Item: Request for Revised Development Schedule for Wilderness Village (The Village) Planned Unit Development.
2. Discussion - Erie and Campbell Lakes Restoration - Retainer Status.
3. Discussion - Engrossed Substitute House Bill #645.
4. Discussion - 205(j) Grant Application Process.
5. Miscellaneous Items.

10:30 a.m. Public Works Department - Jay Ensley, Director:

1. Bid Award Recommendation/C.R.P. Update - Gunderson Road Reconstruction.
2. Signature - Rural Arterial Program Funding - Beaver Marsh Road Reconstruction.
3. Signature - Resolution Amending 1988 Annual Road Program.
4. Call for Public Hearing - Road Name Change - Goldie Lane.
5. Call for Public Hearing - Road Establishment - Alger Hill Road.
6. Update - Resource Recovery Project.
7. Miscellaneous Items.

MISCELLANEOUS ITEMS

- 1:30 p.m.
1. Bid Opening - One (1) New Photocopier.
  2. Bid Opening - Auto Mapping System.

MISCELLANEOUS ITEMS

2:00 p.m. Proclamation - F.F.A. Week, February 20 through 27, 1988.

2:30 p.m. Discussion - Rockport Water System Grant.

MISCELLANEOUS ITEMS

3:00 p.m. Executive Session - Personnel.

The Skagit County Board of Commissioners met in regular session on Tuesday, February 16, 1988, with Commissioners Vaux, Walberg and Rohrer present.

PLANNING AND COMMUNITY DEVELOPMENT - Steve Wood, Director:

1. Planning Commission Referred Item: Request for Revised Development Schedule for Wilderness Village (The Village) Planned Unit Development.

Dave Hough, Senior Planner, explained the original Wilderness Village Planned Unit Development included a detailed schedule for completion. In 1984, a revision to The Village was approved. Mr. Hough explained the developer, Valleys West, was presently requesting a delay of from one to three years for all of the divisions except the final division, so completion of the entire project will not be delayed. The reasons cited for this request was general economic conditions of the areas and the litigation between the general partners of Valleys West. Following review, the Planning Commission recommended the request be approved.

Commissioner Walberg motioned to approve the request for revised development schedule for Wilderness Village Planned Unit Development, as recommended by the Planning Commission and detailed as follows:

Division Number	Type Use	Year Developed
12	Camping	1988
13	Camping	1988
	Convey main road loop to Wilderness Village Community Association	1989
10	Camping	1989
4	Residential	1990
3	Residential	1989
9	Camping	1991
20	Commercial	1992
5	Residential	1990
11	Camping	1992
7	Residential	1992
14	Camping	1993
15	Residential	1993
17	Condominium or Residential	1994
6	Condominium or Residential	1995
16	Residential	1995
19	Commercial	1996
8	Condominium or Residential	1998
18	Condominium or Residential	2000

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

At this time, the following miscellaneous item was addressed:

5. Miscellaneous Items.

Chairman Vaux approved for signature the Plat of Skyridge Division VI.

Item #2 was addressed at this time:

2. Discussion - Erie and Campbell Lakes Restoration - Retainer Status.

Betsy Stevenson, Assistant Director of the Department of Planning and Community Development, noted the Commissioners were in receipt of two letters from the Department of Ecology (dated January 8, and February 2, 1988) regarding the Department of Ecology's intention to keep the Erie and Campbell Lakes restoration project retainage (amounting to approximately \$40,000), due to Skagit County's inability to provide public access year around to Lake Erie through the Department of Wildlife.

The Board approved of Ms. Stevenson's suggestion to send a letter to the Department of Wildlife explaining the situation, followed by a meeting with the Department of Wildlife. Commissioner Walberg volunteered to attend the meeting also.

3. Discussion - Engrossed Substitute House Bill #645.

Tom Karsh, Environmental Health Specialist III, informed the Board of Engrossed Substitute House Bill #645, which was introduced by the Puget Sound Water Quality Authority (P.S.W.Q.A.). The purpose of the bill is to prevent septic system failures by educating property owners about their septic systems and the need to properly maintain them. The bill would ensure that when a property is sold in any of the 12 Puget Sound counties, the septic system is inspected and prospective buyers are given all available information on the location, status, and maintenance needs of the septic system. If the inspection reveals the need for immediate repair or replacement, the local health agency has an existing responsibility to order corrections.

Mr. Karsh explained that essentially would provide consumer protection by requiring the seller of the property to disclose the details of the sewage system as well as an inspection of the system prior to sale of the property. Currently, Skagit County charges \$40 for such a site inspection. Mr. Karsh noted that this legislation would bring uniformity throughout the 12 Puget Sound counties with regard to this matter.

John Thayer, Environmental Specialist III, spoke regarding the need to maintain septic systems. He felt this bill would help make that maintenance possible. He noted that a majority of the 12 Puget Sound counties are favorable to this bill.

Dave Patterson, realtor, noted that there would be an additional recording in

the Auditor's Office required. He also questioned the \$7,500 penalty attached if the entire procedure is not followed carefully. Mr. Patterson informed the Board that the Realtors Association has approved of a bill requiring the following:

- a. Disclosure of the existing system;
- b. Notification of the potential purchaser; and
- c. Study of the existing system to determine operation or failure.

Chairman Vaux asked Ms. Stevenson to call the Puget Sound Water Quality Authority to determine the exact wording of the bill being considered at this time.

Mr. Patterson felt the County's current method of inspection was inadequate.

Brian McGuiness, representing the Skagit-Island Counties Builders Association (S.I.C.B.A.), stated S.I.C.B.A. has taken a neutral position on this matter. He did feel, however, that the disclosure portion of this bill was positive. He noted educational materials should be provided to all property owners, not just sellers and buyers.

Ms. Stevenson reported that she had just been informed by a representative of P.S.W.Q.A. that the bill was in the Senate Environmental Resources Committee, and was proceeding as proposed, unless contacted by the Realtors Association with another proposal.

Chairman Vaux asked Mr. Karsh to prepare a list of comments and recommendations from Mr. Patterson, Mr. McGuiness, Mr. Thayer and Mr. Karsh. This item will be discussed further at 9:30 a.m., Wednesday, February 17, 1988.

4. Discussion - 205(j) Grant Application Process.

The Board was informed of the opportunity to apply for water quality management planning grant funds for Federal Fiscal Year 1989 under Section 205(j) of the Federal Clean Water Act. Ms. Stevenson suggested making application for a study of Skagit Bay.

The Board instructed the Department of Planning and Community Development to contact Island County to determine if they would be interested in joining with Skagit County in this project.

5. Miscellaneous Items.

- a. Steve Wood, Director of the Department of Planning and Community Development, informed the Board that currently Skagit County does not have a sign ordinance. Recently citizens have been responding

to the installation of a sign on La Conner-Whitney Road. He noted about one year ago the Planning Commission attempted to address this matter, however, due to a lack of interest, no ordinance was adopted.

The Board instructed Mr. Wood to schedule this matter once again before the Planning Commission.

- b. A brief discussion was held regarding the operation of commercial booths at various locations throughout the county during the Tulip Festival.

Steve Wood explained the Health Department would be involved with providing inspection for food booths. Mr. Wood explained his department's intention to enforce zoning laws regarding the location of booths during the Tulip Festival. This would involve the location of booths in only Commercially zoned areas, or those areas approved with Conditional Use Permits. Mr. Wood noted that possibly areas zoned Public Use could accommodate such ventures.

Chairman Vaux felt anyone should have the right to sell anything during the Tulip Festival, even outside of Commercially zoned areas.

Commissioner Walberg noted that the County would simply be asking everyone to apply in advance for the proper permit. He also noted the liability the County could have by not following the Zoning Ordinance. Commissioner Walberg suggested all commercial booths should be approved by the Tulip Festival Committee, prior to approval by Skagit County.

Chairman Vaux stated he did not disagree with the County Health Department's attempt to protect the public's health.

Mr. Wood explained each year the people who go through the County's permit process complain about those people who operate without proper permits.

Chairman Vaux asked to see a map of the area showing those areas zoned Commercial. He will then speak with Jim Koetje, of the Tulip Festival Committee, regarding this matter.

**PUBLIC WORKS DEPARTMENT - Jay Ensley, Director:**

1. Bid Award Recommendation/C.R.P. Update - Gunderson Road Reconstruction.

- a. Commissioner Walberg motioned to adopt the resolution awarding the bid for the reconstruction of portions of Gunderson Road to Valley Paving and Construction, for their low bid of \$76,602.95.

Commissioner Rohrer seconded the motion, as recommended by the Public Works Department. The motion was carried unanimously. (Resolution #11488)

- b. Commissioner Walberg motioned to adopt the C.R.P. resolution (Revision #1) authorizing construction funds in the amount of \$96,603 for reconstruction of 0.78 miles of Gunderson Road. Commissioner Rohrer seconded the motion. The motion was carried unanimously. (Resolution #11489)

2. Signature - Rural Arterial Program Funding - Beaver Marsh Road Reconstruction.

Jay Ensley, Director of the Public Works Department, recommended the Board accept funding in the amount of \$54,781 from the Rural Arterial Program of the State of Washington, County Road Administration Board (C.R.A.B.), for reconstruction of a portion of Beaver Marsh Road. The funding would be available for two years.

Commissioner Walberg motioned to enter into an agreement with C.R.A.B. for funding in the amount of \$54,781 for the Beaver Marsh Road reconstruction project. Commissioner Rohrer seconded the motion. The motion was carried unanimously.

Chairman Vaux suggested calling for bids on a specific portion of this reconstruction project as an alternate, as well as calling for bids on the entire project.

Mr. Ensley noted he would schedule another community meeting to inform residents in the vicinity of Beaver Marsh Road of the County's plan.

3. Signature - Resolution Amending 1988 Annual Road Program.

This item was continued until next week.

4. Call for Public Hearing - Road Name Change - Goldie Lane.

This item was continued until next week.

5. Call for Public Hearing - Road Establishment - Alger Hill Road.

Commissioner Walberg motioned to adopt the resolution calling for public hearing to consider the establishment of Alger Hill Road as a County road. Commissioner Rohrer seconded the motion. The motion was carried unanimously. (Resolution #11490)

The public hearing was scheduled for 10:30 a.m., on Monday, March 7, 1988.

6. Update - Resource Recovery Project.

Jay Ensley and Bill Ness, Solid Waste Engineer, presented copies of meeting minutes and updated the Board on the progress of the resource recovery project.

7. Miscellaneous Items.

Jeff Monsen, Skagit County Engineer, presented to the Board copies of the booklet entitled "Before We Build, A Citizens Guide to Right-of-Way Acquisition."

MISCELLANEOUS ITEMS

1. The Board approved for signature Contract #1420-37430, Amendment #3, between Skagit County and the Department of Social and Health Services for involuntary alcohol commitments at Pioneer North. This Contract Amendment extends the period of performance from July 1, 1987, through June 30, 1988. The maximum consideration payable is increased by \$44,990 from \$88,990 to \$133,980.
2. Commissioner Rohrer motioned to approve the Record of the Proceedings for Monday, February 8, and Tuesday, February 9, 1988. Commissioner Walberg seconded the motion. The motion was carried unanimously.
3. Vouchers audited and certified by the auditing officer as required by R.C.W. 42.24.080, and those expense reimbursement claims certified as required by R.C.W. 42.24.090, have been recorded on a listing which has been made available to the Board.

As of this date, February 16, 1988, the Board, by a unanimous vote, did approve for payment those vouchers included in the above-mentioned list and further described as follows:

- a. Vouchers #800430 through #80108 (Warrants #30567 through #31078) in the total amount of \$1,840,855.02. (C-7-88)
- b. Vouchers #73538 through #73583 (Warrants #73538 through #73583) in the total amount of \$10,090.00. (PR-03-88)

Commissioner Rohrer's absence was excused for the following items:

1. BID OPENING - ONE (1) NEW PHOTOCOPIER.

Chairman Vaux waived reading of the Notice of Call for Bids, as published in the Skagit Argus on February 2, and February 9, 1988.

The following bids were received:

- a. North Sound Business Systems  
1145 Marihugh Road  
Mount Vernon, WA 98273  
  
Manufacturer: Xerox Corporation  
Model: A. B. Dick 555 or Xerox 1050  
Total Price: \$9,719.08
- b. Pitney Bowes Corporation  
116 Andover Park East  
Seattle, WA  
  
Manufacturer: Ricoh  
Model: D-640  
Total Price: \$9,283.70
- c. Office Systems Northwest, Inc.  
920 South 2nd  
Mount Vernon, WA 98273  
  
Manufacturer: Konica/Royal  
Model: 3290 ZMR  
Total Price: \$7,639.00
- d. Mount Vernon Business Machines  
613 West Division  
Mount Vernon, WA 98273  
  
Manufacturer: Ricoh  
Model: FT5560  
Total Price: \$9,565.35
- e. Office Automation Systems (OASYS)  
1320 Riverside Drive  
Mount Vernon, WA 98273  
  
Manufacturer: Mita  
Model: DC4085  
Total Price: \$6,966.00

The Sheriff's Office will review the bids, prior to making a recommendation to the Board for award of the bid.



2. BID OPENING - AUTO MAPPING SYSTEM.

Chairman Vaux waived the reading of the Notice of Call for Proposals, as published in the Skagit Argus on February 2, and February 9, 1988.

The following proposals were received:

- a. Benefit Computer Systems  
12727 N.E. 20th, Suite 8  
Bellevue, WA 98005  
  
Total Price: \$43,051.90
- b. Concurrent Business Systems, Inc.  
1610 Commercial Avenue  
Anacortes, WA 98221  
  - (1) Total Price: \$47,905.44
  - (2) Total Price: \$44,993.70

Mike Woodmansee, Budget and Finance Director, explained that he will be meeting with representatives from the Assessor's Office, the Public Works Department, and Roy F. Weston, Inc., to review the proposals prior to making a recommendation to the Board.

PROCLAMATION - FFA WEEK, FEBRUARY 20 THROUGH 27, 1988.

A number of high school students were present for this item.

In honor of FFA Agriculture's New Spirit, the Board proclaimed the week of February 20 through 27, 1988, as FFA Week in Skagit County.

DISCUSSION - ROCKPORT WATER SYSTEM GRANT.

The following individuals were present for this discussion: Steve Wood, Director of the Department of Planning and Community Development; Jerry McInturff, Skagit County Auditor; Ian Munce; Jim Kirkpatrick, General Manager of P.U.D. No. 1; and Greg Peterka, P.E., of P.U.D. No. 1.

A discussion was held regarding a possible solution to the Rockport community's water problem.

Ian Munce requested the Board make application to the State of Washington for a Community Development Block Grant (C.D.B.G.) in the amount of \$51,180 for clean up of the Rockport community's water source problem.

Greg Peterka noted that these grant funds would only help improve the water source, however the distribution portion of the system would still remain to be improved. Approximately 20 residences are served by this system.

Mr. Munce noted the Department of Social and Health Services could impose a \$5,000 per day fine on the Rockport community, however, as long as action is being taken to improve the problem, they probably won't enforce the fine.

Commissioner Walberg questioned how a fine could be levied against a community. He asked who would pay?

Mr. Peterka explained a D.S.H.S. grant was being sought in the amount of \$34,120 in Referendum 38 funding to assist with the \$250,000 entire project cost. The Rockport community would then work with the P.U.D. on the long-term upgrading of the distribution system.


Commissioner Walberg motioned to adopt the resolution authorizing the submittal of an application for C.D.B.G. funding for the improvement of the Rockport community water system. Chairman Vaux seconded the motion. The motion was carried and so ordered. (Resolution #11491)

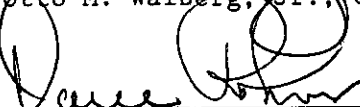
ADJOURNMENT

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

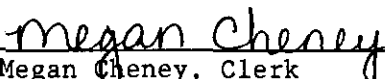
  
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W. W. Vaux, Chairman

  
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Otto M. Walberg, Jr., Commissioner

  
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Dave Rohrer, Commissioner



ATTEST:

  
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Megan Cheney, Clerk  
Skagit County Board of Commissioners