

RECORD OF THE PROCEEDINGS
SKAGIT COUNTY BOARD OF COMMISSIONERS

Wednesday, September 5, 1990

- 8:30 a.m. - 10:00 a.m. Public Hearing - Interim Guidelines Governing Water System Approval for Building Permit Application.
- 1:30 p.m. - 2:00 p.m. 1) Bid Opening - Road Improvement Project - Old Highway 99 North.
2) Miscellaneous.
- 2:00 p.m. - 2:45 p.m. Planning Commission Referred Item:
1) Approval with Conditions - Preliminary Plat of Brown and McMillen #2.
- 2:45 p.m. - 3:00 p.m. Parks and Recreation Department - Jon Aarstad, Director
1) Review of Cottonwood Island.
2) Discussion - Burlington Northern Railroad Land Acquisition.
3) Contract for Signature - First American Title
4) Contract for Signature - McAuley and Associates.
- 3:30 - 4:00 p.m. Public Comment Period.

The Skagit County Board of Commissioners met in regular session on Wednesday, September 5, 1990, with Commissioners Ruth Wylie, W. W. Vaux, and Dave Rohrer present.

PUBLIC HEARING - INTERIM GUIDELINES GOVERNING WATER SYSTEM APPROVAL FOR BUILDING PERMIT

Lorna Haycox, Environmental Health Specialist, provided a history of House Bill 2929, adopted this spring. She indicated that Section 63 became effective July first.

Ms. Haycox advised that the Health Department put together an Ad Hoc group to clarify the new statute. After review with the Prosecuting Attorney and Risk Manager, the Health Department is recommending the following:

1. Building permits be denied if a health hazard exists and treatment is not available. The system must demonstrate adequacy.
2. Building permits not be denied for aesthetic and treatable contaminants.
3. Quantity problems need to be fully evaluated on a case by case basis.
4. No proof of notification of the neighbor will be required. It will be encouraged only.
5. A local ordinance be put in place by November 1, 1990.

6. Notice of Drinking Water System Status be recorded on any substandard system.

Commissioner Vaux asked if the above criteria would apply to remodeling and building additions? Ms. Haycox said the criteria definitely applies to new houses. Existing homes that propose additional bedrooms will have to do minimum water testing. They will not have to do quantity testing since they have been living there okay at this point. There will be a partial review as the Health Department wants to make sure they have safe water and become knowledgeable about it.

Commissioner Vaux asked about people who apply for a building permit for an addition to a house and don't have safe water? Ms. Haycox replied that they will work toward a solution for them. For the most part there are going to be solutions for people. She emphasized that at this point in time the Health Department does nothing with individual and private systems at all. This is new territory for the Department.

There was further discussion among the Board regarding the above. Chairman Wylie emphasized the Boards' role as Board of Health in protecting the health and welfare of the citizens of the County. Commissioner Vaux expressed concern about liability to the County if a building permit was issued for a remodeling project with a water system that was not up to standard. Commissioner Rohrer felt that the new statute would be telling a person what to do with his own home and he did not approve of this.

Ms. Haycox emphasized that there will be leniency on existing systems, with full disclosure given about a substandard system. Applicants will be asked to file this information with the Auditor's Office.

Commissioner Rohrer advised that he would not support the implementation of these regulations. Ken Fowler of Dahlman Pump and Drilling said he did not like these regulations either, but that with all the regulations coming out because of this bill, Skagit County's are the most reasonable in the state.

Ms. Haycox advised that in the implementation of the bill, they plan on directing people who are applying for new housing to the Health Department first prior to starting the building permit process. If the application relates to an existing well, they are ready to go, and there is no time lag with well drillers, the applicant would go directly to the Planning Department. The well would go in prior to the building permit being issued.

After further discussion Commissioner Rohrer motioned to close the public hearing. Commissioner Vaux seconded the motion and the motion passed unanimously.

Commissioner Vaux motioned to adopt the interim guidelines for the implementation of Section 63 of House Bill 2929 regarding private water system approval prior to building permit issuance. Commissioner Rohrer abstained. Chairman Wylie seconded the motion and the motion passed 2 - 1.

BID OPENING - ROAD IMPROVEMENT PROJECT - OLD HIGHWAY 99 NORTH.

Robin Larue, Public Works Department, read the engineers estimate for the record. The following bids were received:

-	Lakeside Industries	\$485,985.65
	P.O. Box 729	
	Anacortes, WA 98221	

RECORD OF THE PROCEEDINGS
Wednesday, September 5, 1990
Page 3

- Associated Sand & Gravel Co., Inc. \$477,638.00
P.O. Box 2037
Everett, WA 98203

Mr. Larue advised that the bids would be reviewed and a recommendation brought back to the Board on Monday, September 10.

MISCELLANEOUS

- 1) Skagit County Health Screening Contract #90-3235-13 for 1991 was approved for signature.
- 2) The Board approved for signature a Proclamation declaring September 5, 1990 United Way Day.

Rudy Johnson, President, and Paul Chaplik, Campaign Chairman for 1990, thanked the Board for their support of the United Way campaign.

PLANNING COMMISSION REFERRED ITEM

- 1) APPROVAL WITH CONDITIONS - PRELIMINARY PLAT OF BROWN AND MCMILLEN #2.

Betsy Stevenson, Assistant Director, Planning Department, presented the zoning map and a photograph of the property in question. She reviewed the Planning Commissions' Recorded Motion with the Board.

Commissioner Vaux motioned to approve the recommendation of the Planning Commission to approve with conditions the Preliminary Plat of Brown and McMillen #2. Commissioner Rohrer seconded the motion, which passed unanimously.

PARKS AND RECREATION DEPARTMENT - JON AARSTAD, DIRECTOR

- 1) REVIEW OF COTTONWOOD ISLAND.

Jon Aarstad, Director, Parks and Recreation Department, presented slides taken of Cottonwood Island. The island consists of 150 acres of land that has a slough that goes around it that forms an island. The island was logged at one time but now has a lot of alder trees that have grown up on it. There is a sandy beach with low tide and lots of raccoon tracks and some deer tracks. There is about 15 acres of land on the land side of the dike and it is landlocked unless access is gained via the dike. There are signs of people walking around on the trails. Mr. Aarstad said he feels the property has potential as a County acquisition. Chairman Wylie suggested that Mr. Aarstad schedule an Executive Session regarding this matter.

- 2) DISCUSSION OF BURLINGTON NORTHERN RAILROAD LAND ACQUISITION

Jon Aarstad reviewed with the Board the status of negotiations that are being held with Burlington Northern Railroad regarding the acquisition of railroad property along Highway 9 from the Snohomish County border to Sedro Woolley. He noted that when all of the information, appraisals and title reports are completed they will be given to the Interagency Committee for review and acceptance. After this has been done they will go ahead and negotiate a price with Burlington Northern.

There was some discussion about costs, and also about properties that do not belong to Burlington Northern along the Highway 9 trail, but will be negotiated for privately.

3) CONTRACT FOR SIGNATURE - MCAULEY AND ASSOCIATES

After some discussion about appraisal costs, Commissioner Vaux motioned that Skagit County enter into a services contract with McAuley and Associates of Everett to do some appraisal on right-of-ways in the area of the Snohomish County border north to Sedro Woolley in the amount of \$9,950.00 to begin August 2, 1990 and end October 31, 1990. Commissioner Rohrer seconded the motion, and the motion passed unanimously.

4) CONTRACT FOR SIGNATURE - FIRST AMERICAN TITLE

Commissioner Vaux motioned to approve a Professional Services Contract with First American Title Company of Skagit County in Mount Vernon in the amount of \$9,999.00. Commissioner Rohrer seconded the motion, and the motion passed unanimously.

Prior to the conclusion of his meeting with the Board, Mr. Aarstad showed the Board a video of a Farm Park.

ADJOURNMENT

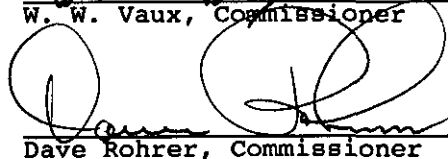
Commissioner Vaux motioned to adjourn the proceedings. Commissioner Rohrer seconded the motion. The motion was carried unanimously.




BOARD OF COUNTY COMMISSIONERS
SKAGIT COUNTY, WASHINGTON


Ruth Wylie, Chairman


W. W. Vaux, Commissioner


Dave Rohrer, Commissioner

ATTEST:


Jean Copping, Acting Clerk
Skagit County Board of Commissioners