

**RECORD OF THE PROCEEDINGS  
SKAGIT COUNTY BOARD OF COMMISSIONERS**

**Tuesday, March 12, 1991**

9:30 a.m. - 9:45 a.m.                      Employee Recognition - Kathy Longfellow, Deputy Auditor

**MISCELLANEOUS ITEMS**

10:00 a.m. - 11:00 a.m.                      Planning Commission Referred Items:

- 1)        Approval - Comprehensive Plan Map Amendments for Pre-Existing, Non-Conforming Public Use Lands, Excluding Fire Halls and Churches. (#C-91-02)
- 2)        Approval - Zoning Map Amendments for Pre-Existing, Non-Conforming Public Use Lands, Excluding Fire Halls and Churches. (#R-91-02)

11:00 a.m. - 11:30 a.m.                      Discussion - Development Activities in Gibraltar Heights Area.

1:30 p.m. - 2:30 p.m.                      Discussion - Status of Gibraltar Landslide Study.

3:30 p.m. - 4:00 p.m.                      Miscellaneous Budget/Financial Matters.

The Skagit County Board of Commissioners met in regular session Tuesday, March 12, 1991 with Commissioner Vaux, Commissioner Robinson and Commissioner Wylie present.

EMPLOYEE RECOGNITION - Kathy Longfellow, Deputy Auditor

The Board congratulated Kathy Longfellow on her achievement of a Master's Degree in Business Administration from City University. Commissioner Wylie read a letter to Ms. Longfellow from the Board for the record.

MISCELLANEOUS ITEMS.

1) Commissioner Wylie motioned to approve a resolution for signature awarding bid for the purchase of one new three-quarter ton cargo van for use within the Public Works Department's Solid Waste Division to the second lowest bidder, Seaside Chevrolet, for a vehicle that meets significant specifications to furnish one new 1991 Chevrolet Model CG21305 Three-Quarter Ton Cargo Van, as per specifications for the bid price of \$14,202.43. Greg Hinton submitted the low bid of \$14,000.29 for a vehicle in stock that did not have a locking differential rear axle or electronic speed control, two significant specification features. Commissioner Robinson seconded the motion, which passed unanimously. (Resolution #12893)

2) Commissioner Wylie motioned to approve a resolution for signature awarding the bid for the purchase of one one-ton cab and chassis to Blade Chevrolet to furnish one new 1991 Chevrolet model CC31403 Cab and Chassis unit with turbo-charged diesel engine, as per specifications, for the bid price of \$17,536.48. Neither Blade's low bid of \$14,848.98 nor Greg Hinton's low bid of \$15,314.25 was for a unit with a turbo-charged diesel engine. Blade Chevrolet submitted the low bid on a unit that meets all significant specifications. Commissioner Robinson seconded the motion, which passed unanimously. (Resolution #12894)

3) Commissioner Wylie motioned to approve a resolution for signature awarding the bid to Blade Chevrolet to furnish one new 1991 Chevrolet Model CC31403 Cab and Chassis unit with turbo-charged diesel engine as per specifications, for the

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bid price of \$17,536.48. Neither Blade's low bid of \$14,848.98 nor Greg Hinton's low bid of \$15,314.25 was for a unit with a turbo-charged diesel engine. Blade Chevrolet submitted the low bid on a unit that meets all significant specifications. Commissioner Robinson seconded the motion, which passed unanimously. (Resolution #12895)

### PLANNING COMMISSION REFERRED ITEMS

#### 1) Approval - Comprehensive Plan Map Amendments for Pre-Existing, Non-Conforming Public Use Lands, Excluding Fire Halls and Churches. (#C-91-02)

Gary Christensen, Senior Planner, Department of Planning and Community Development, reported.

Mr. Christensen explained that these Comprehensive Plan amendments are a "catch-all" category. These amendments address granges and any parks and recreation or any state lands that have any pre-existing land use activities.

Mr. Christensen reviewed with the Board their options in terms of action that may be taken. He advised that with these Comprehensive Plan map amendments and Zoning Map amendments this matter will have gone full circle. He added that there has been slow response in terms of getting the land owner consent form back. They have until December 31, 1991 to return these forms. This is for pre-existing land use facilities and structures. Any new development would be subject to its own public hearings and recommendations to the Board.

After further discussion, Commissioner Wylie motioned to accept the recommendation of the Planning Commission to approve the Comprehensive Plan Map amendments for Pre-Existing, Non-Conforming Public Use Lands, Excluding Fire Halls and Churches. (#C-91-02) Commissioner Robinson seconded the motion, which passed unanimously.

#### 2) Approval - Zoning Map Amendments for Pre-Existing, Non-Conforming Public Use Lands, Excluding Fire Halls and Churches. (#R-91-02)

Commissioner Wylie motioned to approve Zoning Map amendments for pre-existing, non-conforming public use Lands, excluding fire halls and churches. Commissioner Robinson seconded the motion, which passed unanimously.

### Miscellaneous Planning Department Items

Mr. Christensen reported that under Resource Land in Critical Area, staff is currently working on, in compliance with the Growth Management Act, setting up a Technical Advisory Board which would review the County's proposed classification scheme and methodology to be used to classify resource lands and identify critical areas. A tentative date of Tuesday, March 19, at 3:00 p.m. has been set up for the first meeting.

Mr. Christensen advised that they have tried to get broad representation for the Advisory Board. He reviewed with the Board some of those areas of representation and individuals that would be asked to serve on the Advisory Board.

Commissioner Vaux asked what the goal and mission of the Board would be? Mr. Christensen replied that there is a long list of things to be accomplished. Staff has devised a methodology as to how the variables will be tested or applied in trying to classify forest, ag and mineral land. They want to make sure that the methodology has been subject to some review before the final product is brought before the Board of County Commissioners.

Commissioner Wylie suggested that the Planning Department look at broader representation for the Technical Advisory Board. Mr. Christensen advised that he would submit a list to the Board for their review.

Mr. Christensen added that the Technical Advisory Board will also deal with Wetlands, although most of the focus is going to be on ag and forestry. The Technical Advisory Committee will only be commenting on the system.

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### DISCUSSION - DEVELOPMENT ACTIVITIES IN GIBRALTAR HEIGHTS AREA.

Commissioner Vaux said he was advised that the Hearing Examiner, Robert Schofield, put a 90 day moratorium on any further action regarding the subdivision of Lot #10 in Gibraltar Heights.

Keith Eide, Salmon Beach Landowner's Association expressed concern that there should be a similar moratorium to halt all further development in the Gibraltar Heights area for at least 90 days. He felt that all work there should be set aside until the study is completed. At that time requests could be heard again.

A letter dated February 11, 1991 and a letter dated March 11, 1991 from Mr. Eide representing the Salmon Beach Landowners's Association was reviewed.

Commissioner Vaux advised that the Board of County Commissioners would not be able to declare a moratorium without a hearing as there are posting requirements to be met. He added that before this can be done an update on the study of the Gibraltar Heights landslide needs to be heard. Pending that discussion, the Board will decide whether to call for a public hearing or not.

Mr. Eide stated that the drainage along Gibraltar Drive has not been made permanent and he would like to see some action there. A sand bag has been put into the culvert. Conrad Kurp added that the water needs to be diverted. The sand bag is too loose a deal. He said he would like the culvert flattened out and plugged permanently. He suggested that restrictions be put on the road. Mr. Kurp said he stopped some concrete trucks and diverted them to a different route.

There was some discussion about the survey being completed timely. Commissioner Vaux assured those present that the survey would be timely.

### DISCUSSION - STATUS OF GIBRALTAR LANDSLIDE STUDY

Robin Larue, Assistant Director, Design and Construction, introduced Doug Hargre and Don Tubbs who presented a status report on the Gibraltar Landslide Study. Mr. Larue provided an overhead map of the area.

Mr. Hargre distributed a layout of the area to the Board, demonstrating on the map where the borings have been done. He said they have obtained a representative sample of undisturbed soil to correlate with what they find in the slide material.

Mr. Hargre explained further the progress of the study. He said they expect to find a slide plain which is just a little below the beach elevation. Preliminary findings indicate that the slide plain is relatively shallow compared to the width of the slide.

Mr. Larue asked if anything unusual had been found? Mr. Hargre said that the mechanism is similar to what they expected although they have gone deeper than expected.

Commissioner Vaux asked if there was anything unusual or unanticipated that has been found? Mr. Hargre said not yet, *although there are more borings to do.*

Commissioner Vaux asked about a completion date. Mr. Hargre explained that they have had difficulty with drilling and are speeding up every way they can. The driller has been performing well until last Thursday when an auger got stuck at 65 feet. There are three holes to go. They have not pursued the option of drilling more than one hole at a time.

In response to a question from Commissioner Vaux, Mr. Hargre said that it is potentially a waste to do an analysis until they have done further drilling.

Don Tubbs advised that he is the geologist on the project. From an overall perspective, they are concentrating on drilling.

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The idea is to get an overall picture of the slide and use it in conjunction with the laboratory castings. They can look at how the slide would respond to water levels, etc. As soon as they can get the last data of where the slide plain is they can get an *idea of the mechanism*. They will then go through the process of doing analysis and comparisons. It is hoped that the study can be completed two weeks into April.

Commissioner Vaux emphasized that the sooner the study is completed the better.

Conrad Kurp, a resident of the area, asked if another rig could be put on the project? Mr. Tubbs said that probably not as in two weeks time they can have the remaining holes done. Also, it is extremely valuable to have the same person working on all the holes.

Keith Eide asked if there would be a study of the stability of the bluff? Mr. Tubbs replied that there would be to the extent it ties in with the overall picture.

Mr. Eide asked if they would be boring another hole? Mr. Tubbs replied that the other holes would not tie in to the cross sections used for the stability analysis. At the moment it does not appear to be necessary.

Mark Spahr, Director, Public Works Department, said they have received questions and comments about the road. He discussed with Mr. Tubbs and Mr. Hargre the feasibility of bringing in equipment and improving the road. Mr. Tubbs said that shouldn't be a real problem. The weight of trucks are so small compared to the masses of soils involved, its effect on stability is nil. Taking care of cracks and making the road passable for vehicles should be done without endangering additional movement and should be done with a minimum of imported materials.

An audience member noted that there are other consultants studying the slide too. He said they would like to request that this repair of the road be delayed to give them time to do mapping.

Jim Doolittle, Converse Consultants Northwest, said they will be doing some mapping in the area and would prefer the road to be left in the same condition for a couple of weeks. Mr. Doolittle asked if there had been any consideration or comparison of survey information of existing utilities that might exist within the slide area? Mr. Tubbs said the County did some survey work within days of the movement and has that information. He said he would suspect the survey would not be accurate in terms of what utilities are there. He will double check on that. There is no need to put the survey into that degree of accuracy.

Mr. Eide asked if it was natural there would be some settling in after a slide like this? Mr. Tubbs said it was. There will be some readjustments taking place, particularly next winter when the water levels come back up again. They should be small unless there are some renewed large scale movements.

Mr. Eide noted that he is aware of a contractor who is very knowledgeable of the beach and the property above it and who is anxious to provide information about this. He suggested that it would be worthwhile for the consultants to talk to him.

John Gary of Burroughs Bay said there are some unstable areas there. He asked if the County, when they hear of an unstable area, prohibits development in those areas? Commissioner Vaux said there are different areas in the County where building permits are not issued without a geological survey and an engineers stamp on it that says it is safe to build on. He added that he is sure that one of the outcomes of this situation is there will be a whole lot more of that.

Some concern was expressed by audience members about areas that are fragile and need some work. Commissioner Vaux said that he would be concerned about changing any of the conditions until the study is done.

Commissioner Wylie motioned to hold a public hearing regarding the Salmon Beach Gibraltar Heights sub-division relative

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to a proposed moratorium on building in the slide area until the completion of the study. The hearing would be held Wednesday, April 3 at 2:30 p.m. Commissioner Robinson seconded the motion, which passed unanimously.

MISCELLANEOUS BUDGET/FINANCIAL MATTERS

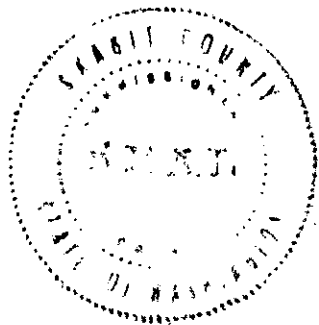
Mike Woodmansee, Budget/Finance Director, updated the Board on the following:

- budget vs. actual fund balances
- forest related income
- the solid waste financial picture.

ADJOURNMENT

Commissioner Wylie motioned to adjourn the proceedings. Commissioner Robinson seconded the motion, which passed unanimously.

BOARD OF COUNTY COMMISSIONERS  
SKAGIT COUNTY, WASHINGTON



*W. W. Vaux*

W. W. Vaux, Chairman

*Robby Robinson*

Robby Robinson, Commissioner

ATTEST:

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Ruth Wylie, Commissioner

*Jean Copping*

Jean Copping, Acting Clerk  
Board of County Commissioners