

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

**Friday, October 4, 1991**

11:00 a.m. - 11:30 a.m. Planning Commission Recommendation - Approval - Preliminary Plat of Sunrise Estates II.

The Skagit County Board of Commissioners met in regular session on Friday, October 4, 1991, with Commissioners W. W. Vaux, Robby Robinson and Ruth Wylie present.

**PLANNING COMMISSION RECOMMENDATION - APPROVAL - PRELIMINARY PLAT OF SUNRISE ESTATES II.**

Chairman Vaux explained that circumstances have arisen which requires that the Board review the action taken at a meeting on October 1, 1991, at which time the Board heard the Planning Commission recommendation regarding the Preliminary Plat of Sunrise Estates II, and voted to remand the matter back to the Planning Commission for further review.

Chairman Vaux stated that County staff failed to notify Mr. Marvin Portis, the proponent, of the date of the meeting, and he was therefore not represented when the decision took place. Furthermore, the Board, upon noting Mr. Portis's absence, did not postpone the meeting. Chairman Vaux stated that the County's legal counsel has recommended that the Board strike their decision regarding the remand, and the item be re-heard by the Board.

Commissioner Wylie motioned to rescind the Board's action of October 1, 1991, which remanded the Preliminary Plat of Sunrise Estates II back to the Planning Commission. Commissioner Robinson seconded the motion, which passed unanimously.

Jeff Morgan, Assistant Planner, provided a plat map. The Board had previously received copies of the Staff Report and Recorded Motion, and Mr. Morgan briefly explained again the proponents wish to complete a 22 lot subdivision begun in 1989, when 8 lots were created on the 36.5 acre parcel. Division #2 consists of a division of the remaining 12.88 acres into 14 lots, bringing the total developed to 22 lots.

Gary Sturdy, the applicant's engineer, spoke first. He stated that a storm drainage analysis was performed using King County's method of 2-year/10-year, as opposed to Skagit County's less stringent 5-year/25-year method. It was decided by the developer to go above Skagit County's standards because they were not adequate for the application. The King County method required a larger detention pond to keep the quantity of surface water released from the detention pond lower to decrease the likelihood of erosion in the ravine at Jura Way.

Chairman Vaux had Mr. Sturdy clarify that the majority of the water will run north after it hits Gibraltar Road, after running east off of the property.

Mr. Sturdy explained that the drainage is via a combination of open ditches and underground lines. He provided a map demonstration of the drainage route.

Mr. Sturdy explained the manner in which septic system loading was evaluated. He stated that the EPA guidelines figure 50 gallons per person per tank per day of septic loading. Assuming that an average of three people will inhabit each home, Mr. Sturdy estimated a total for the 14 new homes of 300 cubic feet per day septic loading.

Mr. Sturdy then calculated that during a two year storm event, less water would infiltrate the ground due to the increased amount of impervious surface caused by the new development at a rate of decrease of 200

cubic feet per day. At the level of a 10 year storm event, the figure would increase to 650 cubic feet less infiltrate, and a 100 year storm event would be 1,800 cubic feet less infiltration.

Mr. Sturdy then surmised that the amount of septic loading the development would cause would be more than balanced by the amount of surface water that would not infiltrate the ground because of increased impervious surface.

Mr. Sturdy stated that he was not qualified to address how septic loading will effect the possibility of slide events at Jura Way. He stated that it will be important to assure that the detention pond is lined with an impervious layer that will prevent groundwater infiltration through the pond.

Tom Karsh, Environmental Planner, provided copies of a portion of a geotechnical report compiled by experts employed by Skagit County to study the Salmon Beach landslide of December, 1990, which indicated that septic loading was minimally effecting the slide mass.

Louie Requa, an employee of Sturdy Engineer, stated that regarding the matter of an environmental checklist that was brought up at the previous meeting, the original environmental checklist was performed for all 22 lots, when the first 8 lot subdivision occurred. Although the Hearing Examiner conditioned the 8 lot preliminary plat to indicate that SEPA review must occur on any further subdivision, he is not the SEPA official, and therefore has no authority to require SEPA review. Mr. Requa stated that for this 14 lot subdivision, the Planning Department required only an updated checklist because the original checklist had been completed and a DNS allowed for the previous subdivision, which included the 14 new lots. Since Mr. Portis has no plans for his remaining acreage at the time, the Planning Department felt there was no need for a SEPA review.

Mr. Portis stated that the Public Works Department has reviewed and approved his drainage and road plans.

Ross Barnes, a Jura Way property owner, stated that in his opinion Jura Way is an ancient slide block area. Although it is not presently active and may not have been for many years, septic loading may effect the groundwater table in the area and contribute to the instability of the slope. He requested that a condition be applied that development should not increase the net groundwater loading within the slide area.

A lengthy discussion ensued on how many gallons per day constitutes the output of one single family septic system.

Mr. Sturdy again reviewed his theories regarding the balance of groundwater. This time he used as the single family septic loading daily figure 670 cubic feet per day (5,000 gallons) which was used by the engineering firm for the Gibraltar landslide study. Even using this inflated figure, it would still balance an amount of decreased surface water absorption rate such as would be experienced during a 10 year storm event.

Mr. Barnes then stated that if one assumes that a .25 acre lot adds the equivalent of one inch of rainfall per year to the groundwater table, since the proposed lots are greater than one acre in size, the effects to the groundwater table should be minimal, assuming Mr. Sturdy's storm water theory is accurate. Mr. Barnes stated his concern about the piecemeal development of the property Mr. Portis owns above Jura Way.

Mrs. Kathy Portis assured the Board that she and her husband intend to maintain the good living area they have created on their property, as they are residents there, too.

At this time, Commissioner Wylie thanked both Mr. Barnes and Mr. Sturdy for providing information

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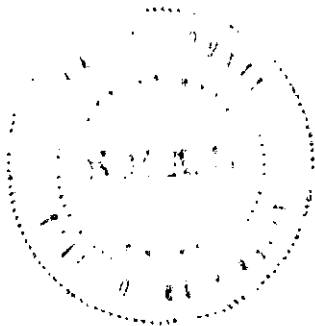
**Page #3**

necessary to make the decision on Mr. Portis's request. She motioned to adopt the Planning Commission's recommendation and approve the preliminary plat of Sunrise Estates Division #2. Commissioner Robinson seconded the motion, which passed unanimously.

**ADJOURNMENT:**

Commissioner Wylie motioned to adjourn the proceedings. Commissioner Robinson seconded the motion. The motion was carried unanimously.

**BOARD OF COUNTY COMMISSIONERS  
SKAGIT COUNTY, WASHINGTON**




  
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W. W. Vaux, Chairman

  
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Robby Robinson, Commissioner

  
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Ruth Wylie, Commissioner

**ATTEST:**

  
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Stephanie Wood, Clerk  
Skagit County Board of Commissioners