

RECORD OF THE PROCEEDINGS
SKAGIT COUNTY BOARD OF COMMISSIONERS

Tuesday, February 25, 1992:

- 8:15 a.m. - 8:30 a.m. Introduction of New Employees - Permit Center.
- 8:30 a.m. - 9:00 a.m. Work Session - Division Manager of Operations/Road Supervisors.
- 9:00 a.m. - 10:00 a.m. Department of Planning and Community Development - Scott Kirkpatrick, Director:
- 1) Signature - Soil Conservation District Contract.
 - 2) Review of County Staff Comments on Sea-Van DEIS.
 - 3) Report to State Department of Community Development on Resource Lands and Critical Areas.
 - 4) Code Enforcement.
 - 5) Miscellaneous.
- 10:00 a.m. - 11:00 a.m. Hearing Examiner Recommendation - Approval - Agricultural Variance Request #V91-051 of Chester James, 945 Prospect Road, Sedro Woolley.
- 2:00 p.m. - 3:00 p.m. Budget/Finance Department - Mike Woodmansee, Director:
- 1) Resolution Establishing the Warner Prairie Sub-Flood Control Zone Fund.
 - 2) Call for Public Hearings - Budget Amendments.
 - 3) Resolutions - Budget Line Item Changes.
 - 4) Resolution - Decreasing Payroll Advance Fund.
 - 5) Review - Status of Supplemental Criminal Justice Funding.
 - 6) Out of State Travel Request.
 - 7) Update on EMBA Program.
 - 8) Miscellaneous.

The Skagit County Board of Commissioners met in regular session on Tuesday, February 25, 1992, with Commissioners Robby Robinson, W. W. Vaux, and Ruth Wylie present.

INTRODUCTION OF NEW EMPLOYEES - PERMIT CENTER - ROXANNE MICHAEL, BUILDING OFFICIAL:

The following Permit Center Employees were introduced to and welcomed by the Board: Marge Swint, Permit Technician; Nancy Nersten, Permit Technician; Tish Campbell, Office Assistant; Jody Chapot, Permit Technician Assistant; Rick Summerfield, Building Inspector; Rod Liming, Building Inspector; Darrin Graham, Building Inspector; Dale Nelson, On-Call Building Inspector.

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT - SCOTT KIRKPATRICK, DIRECTOR:

- 1) Signature - Soil Conservation District Contract.

Vickie Mesman gave a brief summary of current activities and how the money donated by the County is being used. Ms. Mesman stated that the Conservation District has received three grants from the Department of Ecology. The Target Watershed Grant works with farmers on waste management planning, and resolving water quality problems in the Nookachamps watershed, Samish/Padilla Bay, and Lyman areas. She stated that in 1991, approximately one-third of the total \$90,000 grant amount was spent. This grant goes through 1993. The Guemes Island ground water study was started in October, 1991, the district paid \$30,000 and the USDS paid \$30,000. The Suspended Solid Grant spent \$12,000 on the study in Padilla Bay. The Fir Island grant started in October, 1991, for an agricultural hazardous waste collection day in cooperation with the Department of Agriculture. Ms. Mesman continued, stating that there is half a million dollars of conservation on the ground. For every dollar the County contributes, ten dollars of services are provided. Commissioner Vaux asked what is happening to the general level of fertility of farm soil. Ms. Mesman responded that it varies from farm to farm, but generally is good. More cover crops were put in this year, over 5,000 acres. The reason for this was due to

Commissioner Vaux questioned if there are other ways of measuring soil quality other than from the crops of the year. Ms. Mesman responded that one farmer measures the bacterial count in composting. Commissioner Wylie question whether micro-bacteria in lagoons was being worked with. Ms. Mesman responded that currently it is not. Commissioner Wylie motioned to enter into the contract with the Skagit Conservation District as presented. Commissioner Vaux seconded the motion, which carried unanimously. (Contract #01247).

2) Review of County Staff Comments on Sea-Van DEIS.

Kraig Olesen, Assistant Director, reviewed with the Board a draft of a letter to the City of Mount Vernon regarding the Sea-Van Project Draft Environmental Impact Statement. The department's major concern is that this is a large project and already well underway and initially the County was left out of the planning and scoping process for the Environmental Impact Statement. The letter starts with a review of the Joint Sphere of Influence agreement between Skagit County and the City of Mount Vernon. Other issues addressed are:

*Land Use/Growth Management Act (GMA) Issues - the pattern and density of development is not supported by the intent of the GMA.

*Relationship to Plans and Policies - the City of Mount Vernon needs to review and appropriately amend its comprehensive plan policies to assure that its policy is in conformance with the GMA.

*Population and Housing - does this type of development make it possible for Mount Vernon to meet its county-wide, fair-share obligations to provide affordable housing within its jurisdiction.

*Road Standards - urban standards need to be agreed upon and used.

*Road Maintenance - the City should assume ownership and responsibility; Parks/Open Space - this issue needs clarification as Mount Vernon has a shortage of parks and open space now and this would increase the shortage.

*Drainage - how this is to be handled is not sufficiently covered.

*Health Issues - overall very comprehensive but delineation is needed in the areas of Off-site Water Supplies and Water Quality Issues.

Mr. Olesen continued, stating that the letter requests an interlocal agreement with the County is so that this project meets County standards and to be sure the design work is compatible because part of the development is located in the County.

Mr. Olesen stated that there is not a lot of detail on how the maintaining of detention/retention ponds will be handled. There are many optional drainage treatments mentioned but no mention of maintenance. A water quality vault is referenced but never been seen and more background information has been requested.

Commissioner Vaux voiced concern regarding the volumes of traffic on the roads and where the intersection will connect with Section Street. He also questioned what the main road into the development and out to the City will be. Mr. Olesen responded that Blackburn Road appears to be the main one and that Ed Hawes, Public Works Traffic Engineer, would be better to ask regarding the roads.

Commissioner Wylie questioned whether the Fire Marshall has reviewed the DEIS. Mr. Olesen was not aware if he had but will check into it. Commissioner Vaux questioned if the City of Mount Vernon Fire Department is reviewing the EIS. Mr. Olesen responded positively.

Commissioner Wylie stated that a lot of the area will drain toward Conway, creating potential for large costs with the additional volume. She questioned whether the drainage district had responded on the EIS review. Mr. Olesen was not aware if they had, but confirmed that they were on the mailing list to receive the draft to review. Commissioner Wylie questioned the issue of retention ponds. Mr. Olesen responded that part of the retention/detention ponds are designed on wetlands. Chairman Robinson asked if there was drainage to the Big Lake area. Mr. Olesen responded that there is, but a lot of it comes to the Mount Vernon side.

Mr. Olesen stated that this is a big project and the County needs to be involved so there are not issues to deal with after the fact.

Shirley Viscalla, citizen, addressed the Board stating that she has been following the Sea-Van project from the annexation, and is glad the County has chosen to be involved.

3) Report to State Department of Community Development on Resource Lands and Critical Areas.

Jim Cahill, Assistant Planner presented a summary of the report required by the State Department of Community Development on how the County is conserving and protecting designated resource lands and critical areas through "interim regulations". He stated that on February 11, 1992, he sent a letter and a three volume set of the existing ordinances, comprehensive plans and maps with a letter explaining how this material met or exceeded the interim requirements. Mr. Cahill reviewed with the Board a matrix which summarizes the County's existing applicable regulations, policies, and performance standards. He also presented maps designating the conservation of forest, agricultural, and mineral lands, frequently flooded areas, wetlands, critical recharge, unstable slopes; and fish and wildlife habitats. The extension date for submitting this report is March 1, 1992, so therefore the requirements have been met.

4) Code Enforcement.

Mr. Kirkpatrick presented the Code Enforcement Report.

5) Miscellaneous.

Gary Christensen addressed the Board regarding two Planning Commission referred items: a follow up to the First Baptist Church Comprehensive Plan Amendment and the Mount Vernon Christian School Comprehensive Plan Amendment. At the Planning Commission meeting the items had both been referred back to the Board of Commissioners on an 8 - 0 action for approval. Included in the information presented was the record of Planning Commission vote and Role Call to date for the Calendar Year 1992. A Public Meeting will be held in about two weeks.

HEARING EXAMINER RECOMMENDATION - APPROVAL - AGRICULTURAL VARIANCE REQUEST #V91-051 of CHESTER JAMES, 945 PROSPECT ROAD, SEDRO WOOLLEY.

Jeff Morgan, Assistant Planner, presented the recommendation from the Hearing Examiner to approve the agricultural lot size variance for Mr. Chester James. Mr. James would like to divide his parcel into three lots, each of which would not meet the minimum lot size in the Agricultural zone (40 acre minimum). Mr. James cites as a special condition which supports the granting of his variance the fact that the character of the neighborhood where his property lies is residential.

The Planning Department recommended denial of the request, while the Hearing Examiner recommended approval.

The options for consideration are:

- a) to summarily approve the Hearing Examiner's recommendation; or
- b) to remand it back to the Hearing Examiner for further discussion; or
- c) hold a public hearing and adopt findings of fact if the Board deems a change in the Hearing Examiner's recommendation is necessary.

Chairman Robinson motioned to adopt the resolution approving the agricultural lot size variance request #VAR-91-051 for Chester James. Commissioner Vaux seconded the motion, which carried unanimously. (Resolution #14236).

BUDGET/FINANCE DEPARTMENT - MIKE WOODMANSEE, DIRECTOR:

1) Resolution Establishing the Warner Prairie Sub-Flood Control Zone Fund.

Commissioner Vaux motioned to adopt the Resolution Establishing the Warner Prairie Sub-Flood Control Zone Fund #140 to provide a funding mechanism for maintenance of drainage related capital improvements. Commissioner Wylie seconded the motion, which carried unanimously. (Resolution #14237).

2) Call for Public Hearings - Budget Amendments.

Commissioner Wylie motioned to approve the Resolution to Call for Public Hearing to be held March 16, 1992, Authorizing Supplemental Budgets in the funds listed to be; Commissioner's Special Projects Fund in the amount of \$10,000, Storm Water Control Fund in the amount of \$550,000, Election Services Fund in the amount of \$10,000, and the Warner Prairie Sub-Flood Control Zone Fund in the amount of \$1,000. Commissioner Vaux seconded the motion, which carried unanimously. (Resolution #14238).

3) Resolutions - Budget Line Item Changes.

- a) Commissioner Vaux motioned to approve the Resolution for a Budget Line Item Change in the amount of \$536,000 for the County Road Fund #117. Commissioner Wylie seconded the motion, which carried unanimously. (Resolution #14239).
- b) Commissioner Wylie motioned to approve the Resolution for a Budget Line Item Change in the amount of \$751,500 for the Current Expense Fund #001. Commissioner Vaux seconded the motion, which carried unanimously. (Resolution #14242).
- c) Commissioner Vaux motioned to approve the Resolution for a Budget Line Item Change in the amount of \$9,800 for the Drug Enforcement Reserve Fund #160. Commissioner Wylie seconded the motion, which carried unanimously. (Resolution #14241).
- d) Commissioner Wylie motioned to approve the Resolution for a Budget Line Item Change in the amount of \$18,991 for the Alcohol Services Fund #115. Commissioner Vaux seconded the motion, which carried unanimously. (Resolution #14240).

4) Resolution - Decreasing Payroll Advance Fund.

Commissioner Vaux motioned to approve the Resolution Decreasing the Payroll Advance Fund to \$3,000.00. Commissioner Wylie seconded the motion, which carried unanimously. (Resolution #14234).

5) Review - Status of Supplemental Criminal Justice Funding.

Mr. Woodmansee stated that the Criminal Justice Funding program began in late 1990, which means the program is about completed. The County will receive the last payment in the third quarter of 1993. Commissioner Vaux asked if there was anticipation of the across the board budget cuts affecting this funding. Mr. Woodmansee replied that he had heard both ways, but had read a lot about the funding and nothing has stated that it will be affected.

Mr. Woodmansee presented a trend analysis to the Board showing the usage of this funding. The originally forecast dollar amount expected was \$1,951,000 over the duration of the funding. The departmental needs for this time frame were projected to be \$4,583,000. In 1990, \$139,000 was spent which left \$206,000 to carry over to 1991. In 1991, \$550,000 was the estimated expenditure amount, \$459,000 was the actual amount spent, which left \$350,000 to carry to 1992.

6) Out of State Travel Request.

The Board approved the Out of State Travel Request for Mike Woodmansee to attend the Government Finance Officers Conference in Orlando Florida at the cost of \$1,245.00.

7) Update on EMBA Program.

Mr. Woodmansee shared with the Board information presented by a speaker at one of his classes regarding Japanese attitudes and methods of business.

8) Miscellaneous.

A) Mr. Woodmansee presented to the Board a survey regarding parking garages. The Bellingham Parkade was built in 1970 at a cost of \$1,000,000, funded through a revenue bond. The garage holds 366 cars and has 4 levels. Monthly parking rates are \$30 for covered spaces and \$23 for uncovered spaces. The clientele is primarily downtown business people and employees. 50 stalls are set aside for flow-through traffic. The break-even cost is \$35 per month per space.

Snohomish County Garage was built in 1973 and holds 588 cars. The garage clientele is county oriented: county employees, jurors, handicapped, and 60 public spaces. Monthly rates are \$40, going to \$55 in three years. It is unknown if the garage breaks even at this point. The garage is presently budgeted under the Current Expense with considerations of making it an Enterprise Fund. They are behind in meeting city parking space requirements of 1 space per 400 square feet of building area. The County has set up van pools, buys bus tickets or passes for employees, and encourages alternatives to cars.

Cynthia Weed offered the following information:

- parking garages rarely generate enough money to pay debt service,
- open to the public garages lose money,
- SeaTac airport and Columbia Center parking do well but have captive parking audiences. The present parking remodel at SeaTac is a \$100,000,000 project,
- things that are helpful are consistent monthly parking, leasing portions of the structure to a few businesses for parking, etc.

There needs to be a plan on paper to decide what is going to be done about the parking situation and where the funding is coming from. Anything we would do would cost \$4,000,000. This would work out to be an annual cost of \$350,000 on a 20 year contract, this includes \$25,000 for 1/2 time custodial service.

MISCELLANEOUS

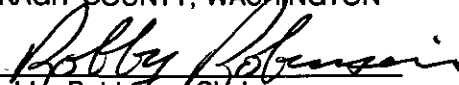
Vouchers audited and certified by the auditing officer as required by R.C.W. 42.24.080, and those expense reimbursement claims certified as required by R.C.W.42.24.090, have been recorded on a listing which has been made available to the Board.

As of this date, February 25, 1992, the Board, by a majority vote, did approve for payment those vouchers included in the above-mentioned list and further described as follows: Vouchers #98208 through #90368, Warrants #98208 through #90368 in the amount of \$196,757.09, Transmittal #R4-92.

ADJOURNMENT

Commissioner Vaux motioned to adjourn the proceedings, Commissioner Wylie seconded the motion which carried unanimously.

BOARD OF COMMISSIONERS
SKAGIT COUNTY, WASHINGTON


Robby Robinson, Chairman

Ruth Wylie, Commissioner

ATTEST:

W. W. Vaux, Commissioner

Connie Carter, Clerk
Skagit County Board of Commissioners