

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

Tuesday, May 26, 1992

Flag Salute.

8:00 a.m. - 9:00 a.m.

Public Works Department - Rich Medved, Director.

- 1) Signature - Right-of-Way Plans and Appraisals, Josh Wilson Road Reconstruction Project.
- 2) Signature - Ash Sampling and Analysis Services Agreement.
- 3) Miscellaneous.

9:00 a.m. - 10:00 a.m.

Planning and Community Development - Scott Kirkpatrick, Director.

- 1) Nookachamps Hills EIS Consultant Contract Extension Amendment.
- 2) Current status - Land Use Application.
- 3) Code Enforcement Activity Report.
- 4) Miscellaneous.

10:00 a.m. - 11:00 a.m.

Public Hearing - Short Plat Applications of Jim Cook, 91-70, 91-71, 91-80; James A. Cook, 91-95; and Donald Payne, 91-102, 91-104; One Mile Downstream from the Town of Concrete on South Skagit Highway.

CONSENT AGENDA.

MISCELLANEOUS ITEMS.

1:30 p.m. - 2:00 p.m.

Facilities - Roger Howard, Manager.

- 1) Signature - Lease Agreement with Skagit Mall 90 Associates for New Location of the WSU Cooperative Extension Offices.

2:00 p.m. - 2:30 p.m.

Update on Horticulture Program - WSU Cooperative Extension.

2:30 p.m. - 3:30 p.m.

- 1) Work Session - Adoption of 1991 Uniform Building Codes and Related Codes.
- 2) Call for Public Hearing - Adoption of 1991 Uniform Building Codes and Related Codes.

3:30 p.m. - 4:30 p.m.

Executive Session - Personnel, Litigation, and Land Acquisition.

The Skagit County Board of Commissioners met in regular session on Tuesday, May 26, 1992, with Commissioners Robby Robinson, Ruth Wylie, and W. W. Vaux present.

PUBLIC WORKS DEPARTMENT - RICH MEDVED, DIRECTOR,

- 1) Signature - Right-of-Way Plans and Appraisals, Josh Wilson Road Reconstruction Project.

Robin LaRue, Assistant Public Works Director, presented to the Board for signature, a summary of offer for the purchase of four rights-of-way. The property owners are Stanley E. Knutzen, Gerald E. Nelson, John Peth and Sons, and John L. Bouslog. Mr. LaRue stated that he does not anticipate any problems with the purchases. The Board signed this document.

2) Signature - Ash Sampling and Analysis Services Agreement.

This item has been postponed.

3) Miscellaneous.

- A) The Board signed a Certificate of Commendation in recognition of dedicated public service for Jerry Streeter for 26 1/2 years with the Skagit County Public Works Department. Mr. Medved stated that the Certificate will be presented to Mr. Streeter at a gathering to celebrate Mr. Streeter's retirement on Thursday, May 28, 1992, at 4:30 p.m.
- B) Mr. Medved stated that the Public Works Management Retreat will be Wednesday and Thursday, May 26, and 27, 1992, at Skagit Valley Conference Center at Big Lake.
- C) Mr. Medved reported that the scalehouse at the County Landfill burned down over the weekend. The fire was determined to be electrically caused. Due to the settling of the building, the electrical harness was stressed and broke away causing a fire. The insurance adjustor was scheduled to be there Tuesday, May 26, 1992. A temporary trailer will be placed on the site, and a cellular phone will be available for communication.
- D) Mr. Medved, on behalf of the Skagit County Public Works Department, received a Certificate of Good Practice awarded by the County Road Administration Board (CRABoard) as presented by the Skagit County Board of Commissioners. This action by the CRABoard will assure the continued distribution of the County's monthly state gas tax allotment from the Office of the State Treasurer.

PUBLIC HEARING - SHORT PLAT APPLICATIONS OF JIM COOK, 91-70, 91-71, 91-80; JAMES COOK, 91-95; AND DONALD PAYNE, 91-102, 91-104; ONE MILE DOWNSTREAM FROM THE TOWN OF CONCRETE ON SOUTH SKAGIT HIGHWAY.

Chairman Robinson waived the notice of public hearing, as published in The Skagit Argus.

Dave Hough, Senior Planner, reviewed the current information regarding the subject short plat applications. He stated that there are six short plats of 24 lots, most of them being 5 acres, four are smaller than 5 acres. Mr. Hough submitted an addendum to his previous report showing a comparison of SCC 14.08, Short Subdivision Ordinance and SCC 14.12, Long Subdivision Ordinance.

Mr. Hough stated that he does not have information on whether piggyback short plats have been done before. He doesn't have information submitted from surveyor, nothing was delivered to him from the surveyor as per their conversation the prior week. Mr. Hough submitted photographs of the Cook, Cook, and Payne properties for the record.

- Louie Requa, Skagit Surveyors, 806 Metcalf, Sedro-Woolley, addressed the Board. He submitted for the record, files on the Short Plats as submitted by each individual owner, applications for Short Plats submitted by fee title owner of 20 tracts under the Short Plat Ordinance, and a Statutory Warranty Deed granting a narrow strip of land to the Theodoratus' and Drakes. Mr. Requa apologized for not presenting the other information to Mr. Hough prior to the hearing. He then presented to the Board three examples of short plats recently approved.

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- 1) Mr. & Mrs. Harry Adams short platted three, 20 acre plats located on Josh Wilson Road in Bayview. Two in 1979, and one in 1991. The two in 1979 were recorded on the same day.
- 2) Skagit Surveyors recorded for Slotkins and Kitsap Land Corporation on Honeysuckle Lane 20 acre tracts created the same way as Jim Cook. Originally, Kitsap asked to Short Plat. Cannot any more due to the Code changes.
- 3) Prairie Road/Hidden Meadows. Three Short Plats were approved, making 5 acre tracts out of 20 acre parcels.

Mr. Requa stated that the parties all handled their own individual application process on the Short Plats. He stated that this was the way he has been doing business and the way the Planning Department has been allowing business to be done. He felt that comparing the ordinances was irrelevant, that the relevant factor was that the parties all acted on their own as individual owners.

- Ken Evans, 506 Main Street, Mount Vernon, representing Cook, Cook, and Payne, addressed the Board. Mr. Evans stated that it seemed clear that his clients had complied with the short plat ordinance and that there was not a necessity to comply with the long plat ordinance. Mr. Evans stated that his clients are willing to comply with all the technical portions of the short plat ordinance to do these short plats. The only problem is that someone in the Planning Department feels that due to the applicants being related, they should have to long plat. The properties are not contiguous, and current zoning allows for 5% greater density.

Mr. Evans said that regarding what was brought up about neighboring Wilderness Village and the concerns regarding the deed from Scott Paper for the Road in question. Jim and Terry Cook received assignment of the road. They are willing to work out an arrangement with Wilderness Village for the Road use. Mr. Evans stated that there is nothing wrong with the plats. He felt that his clients should not have to comply with the new law when they are not asking to long plat.

- Mr. Ed Hawes, 734 Skagit View Drive., Concrete, addressed the Board. Mr. Hawes stated that an old right-of-way, the Dalles Road LXXXVII, along the east three properties is still a valid County right-of-way. Mr. Hawes felt that Wilderness Village should be concerned where the ingress and egress to the parcels will be.

- Mr. Requa stated that his clients have a right of usage on the road according to Scott Paper due to it being a common driveway.

- George Theodoratus, developer of Wilderness Village, addressed the Board stating that there is no objection to the Short Plats but there is a concern over the use of the road.

With no further comment from the audience, Commissioner Vaux motioned to close the public hearing. Commissioner Wylie seconded the motion, which carried unanimously.

Deliberation shall be Monday, June 19, 1992, at the hour of 9:00 a.m., in the Commissioners' Hearing Room, 202A, County Administration Building, 700 S. Second, Mount Vernon, Washington.

PLANNING AND COMMUNITY DEVELOPMENT - SCOTT KIRKPATRICK, DIRECTOR.

1) Nookachamps Hills EIS Consultant Contract Extension Amendment.

Mr. Kirkpatrick presented to the Board an addendum to the Consultant Service Agreement #00907 with Huckel/Weinman Associates to prepare a draft and final environmental impact statement and planning support services to the proposed Nookachamps Hills Planned Unit Development. The amendment is necessary for extending the time frame of the contract to December 31, 1992.

Commissioner Vaux motioned to extend the Consultant Services Agreement with Huckel/Weinman Associates to December 31, 1992. Commissioner Wylie seconded the motion, which carried unanimously. (Contract #00907).

2) Current status - Land Use Application.

Mr. Kirkpatrick addressed the Board, stating that the current status of land use applications has increased 25% over last year. There are larger and more complicated development proposals requiring additional staff review time. Mr. Kirkpatrick reviewed with the Board a number of projects that are currently being reviewed that are classified as major developments. The anticipated major projects within the next 30 to 90 days involve a 100-plus unit PUD and golf course on Starbird Road, Mount Vernon, and an inert landfill including recycling at the Alger pass area.

Oscar Graham, Senior Planner, reviewed with the Board that there has been a substantial increase in Shoreline Permits and Shoreline Exemptions over the first quarter of this year. He stated that the public has become aware of Shoreline Educational Programs and have had good turnouts from the Dike and Drainage districts. Mr. Graham stated that Bob McGill, Assistant Planner, has been assisting with the Shoreline Permitting procedure. When a Building Permit application within shoreline comes in, he does the site visits and is reviewing them closely. Mr. Graham stated that there are two major projects pending presently. Irene Creek Hydro Electric in Marblemount, and Rocky Creek Hydro Electric at Skagit River. Mr. Graham reviewed the Shoreline Appeals process with the Board, as there are three Administrative Appeals for denied Shoreline Exemptions forthcoming. There are also two Hearing Examiner Reconsideration Hearings for Shorelines Permits and three Shorelines Hearings Board Appeals of Shorelines Permits in process.

3) Code Enforcement Activity Report.

The Code Enforcement Activity Report was presented to the Board.

CONSENT AGENDA

* Public Works:

1. Signature - Ordinance Reducing Speeds through Construction/Maintenance Zones. (Resolution #14329).
2. Signature - Ordinance Establishing a Speed Limit Revision on County Roads in the Town of Clear Lake. (Resolution #14330).

* Health Department:

3. Contract amendment increasing the State Department of Health Contract No. 1620-01572 by \$13,475.00 creating a maximum consideration amount not to exceed \$237,812.00. Contract allocations shall be amended as follows:
 - a. Addition of \$738 for a perinatal Hepatitis B Program (562.39) revenue code 333.92.68, allocation time period from June - December 1992.
 - b. Reduction of \$5,110 from the TB program (562.34), revenue code 333.91.16 for the allocation time period January - June, 1992 and change allocation time period to January - March 1992.
 - c. Addition of \$5,934 to the TB program (562.34), revenue code 333.91.16 for the allocation time period April - June 1992.
 - d. Addition of \$11,868 to the TB program (562.34) revenue code 333.91.16 for the allocation time period July - December, 1992.
 - e. This amendment increases the contract by \$13,475. Revised total maximum consideration not to exceed \$237,812. (Contract #01168).

* Senior Services:

4. Contract for Professional Services with Otterson & Otterson Painting, 27116 104th Drive N.W., Stanwood, Washington 98292, to paint the Mount Vernon Senior Center commencing June 1, 1992, and concluding July 15, 1992, in the amount of \$10,801.13. (Contract #01321).

* Sheriff's Office:

5. Out-of-State Travel for Will Reichardt for an extradition of a burglary suspect in Cheyenne, Wyoming, departing May 21, 1992, and returning May 22, 1992.
6. Out-of-State Travel for George A. Smith for extradition of a prisoner from Ontario, California, departing and returning on May 20, 1992, in the estimated amount of \$200.00.

• Treasurer's Office:

7. Signature - Sale of County Land Form to finalize sale of Tax Title Property to several landowners on Sandalwood Lane in Burlington.

* Planning and Community Development:

8. Signature - Resolution concerning Shoreline Substantial Development/Variance Permit #91-027, of Peter Kwast, 3081 South Shore Drive, Mount Vernon, Washington. (Resolution #14331).

• Administrative Services:

9. Signature - Call for Public Hearing amending SCC 10.12 - Skagit County Parking Lots. (Resolution #14332).

MISCELLANEOUS

- A) The Board signed a Contract for Professional Services with Jerry Draggoo & Associates, 1730 Southwest Skyline Boulevard, Portland, Oregon, 97221, to provide the design, drafting & shading of

maps to be used during the application process for state funding through the interagency committee for outdoor recreation. The finished products will be reusable and consist of mylar maps showing various phases, base maps, vicinity maps for the Northern State Multi-purpose Recreation Area. (Contract #01322).

- B) The Board signed a resolution for budget line item changes in the amounts of \$2,500 and \$2,300 for the Current Expense Fund and Land Acquisition Fund respectively in order to pay interest on the Warren Pressintin property transaction, and for Dr. Leibrand, County Health Physician, to perform civil service physicals. (Resolution #14333).

FACILITIES - ROGER HOWARD, MANAGER.

- 1) Signature - Lease Agreement with Skagit Mall 90 Associates for New Location of the WSU Cooperative Extension Offices.

Roger Howard, Facilities Manager, presented for the Board's signature, a lease agreement with Skagit Mall 90 Associates for the new location of the WSU Cooperative Extension Office. Mr. Howard stated that the lease amount shall be \$950.00 monthly for a five year lease. The Skagit Mall 90 Associates will make necessary improvements prior to the Extension Office occupying the space.

Commissioner Vaux motioned to enter into the five year lease agreement with Skagit Mall 90 Associates for \$950.00 per month, providing facilities for the WSU Cooperative Extension Office. (Contract #01323).

UPDATE ON HORTICULTURE PROGRAM - WSU COOPERATIVE EXTENSION.

An update on the Horticulture Extension Agent Programs was presented to the Board by WSU Cooperative Extension staff. The topics covered were: Grant Administration, Client Consultation, Grower Workshops and Conferences, Field Trials and Demonstrations, Grower Meetings, Ag Statistics, Master Gardener Program, Pesticide Licensing and Recertification Education, Publications, Crop Production Guides, Special Committees, Miscellaneous Projects, Professional Improvement/In-Service Training, Administration, and Leave.

Call for Public Hearing - Adoption of 1991 Uniform Building Codes and Related Codes.

A resolution to call for public hearing to consider amendments to the Skagit County Code, Chapter 15.04 relating to the addition of reference to the 1991 editions of the Uniform Building Code and related Codes was presented.

Commissioner Wylie motioned to approve the resolution to call for a public hearing to be held Monday, June 15, 1992, at the hour of 1:30 p.m., or as soon thereafter as possible, in the Commissioners' Hearing Room, 202A, of the County Administration Building, 700 S. Second, Mount Vernon, Washington, to consider amendments to the Skagit County Code, Chapter 15.04 relating to the addition of reference to the 1991 editions of the Uniform Building Code and related Codes.

Commissioner Vaux seconded the motion, which carried unanimously. (Resolution #14334).

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.

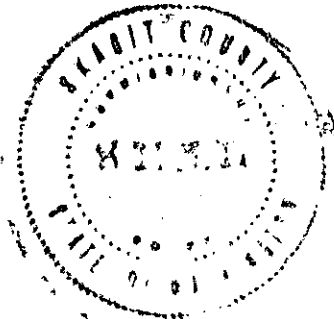
As of this date, May 26, 1992, the Board, by a majority vote, did approve for payment those vouchers included in the above mentioned list and further described as follows:

- A) Warrants #MW82129-004 through MW82130-005 (Vouchers #MW82129-004 through MW82130-005) in the amount of \$57,383.33. Transmittal #C-19-92.
- B) Warrants #82131-006 (Voucher #82131-006) in the amount of \$782.89. Transmittal #C20-92.

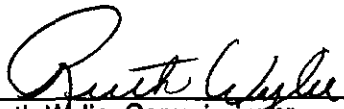
ADJOURNMENT

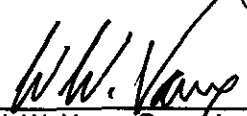
Commissioner Vaux motioned to adjourn the proceedings. Commissioner Wylie seconded the motion. The motion carried and was so ordered.

BOARD OF COMMISSIONERS
SKAGIT COUNTY, WASHINGTON

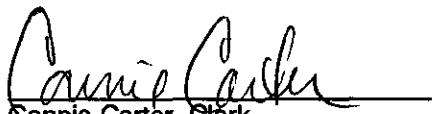



Robby Robinson, Chairman


Ruth Wylie, Commissioner


W. W. Vaux, Commissioner

ATTEST:


Connie Carter, Clerk
Skagit County Board of Commissioners