

**RECORD OF THE PROCEEDINGS
SKAGIT COUNTY COMMISSIONERS**

Tuesday, June 2, 1992

- 9:00 a.m. - 10:00 a.m. Planning and Community Development - Scott Kirkpatrick, Director.
- 1) SEA-VAN Investment Development Update.
 - 2) Code Enforcement Activity Report.
 - 3) Miscellaneous.
- 10:00 a.m. - 10:30 a.m. Public Hearing - Lease of County Property for Parking Area Across From Fir-Conway Lutheran Church.
- 10:30 a.m. - 11:00 a.m. Parks, Recreation, and Fair - Jon Aarstad, Director.
- 1) Request for Public Hearing - Adoption of Fee Schedule for Howard Miller Steelhead Park.
 - 2) Grant Signature - Interagency Committee - Acquisition of Pressentin Property.

The Skagit County Board of Commissioners met in regular session on Tuesday, June 2, 1992, with Commissioners Robby Robinson, and Ruth Wylie, present. Commissioner Vaux's presence was excused.

PLANNING AND COMMUNITY DEVELOPMENT - SCOTT KIRKPATRICK, DIRECTOR.

1) SEA-VAN Investment Development Update.

Kraig Olason, Assistant Planning Director, stated that Public Works staff and Planning staff met and discussed the Draft EIS relating to the SEA-VAN project. Drainage and traffic were found to be the most problematic issues.

Mr. Olason stated that it was discussed previously the needs for drainage and costs; and systems to handle the issues. Mr. Olason distributed to the Board a memo from Steve Winter, Office Engineer, and a memo from Ed Hawes, Traffic Safety Engineer, both commenting on the SEA-VAN project.

Commissioner Wylie asked where the drainage will ultimately end up.

Yvonne Page, City of Mount Vernon Planner, stated that she did not know, that John Wiseman, City of Mount Vernon Engineer, was dealing with that issue, but that the run-off will be held on-site and released at an even rate. She said that there will be environmental reviews for each phase of the project. Phase I will begin with the golf course, then the residential area.

Mr. Olason stated that plan was to create an overall EIS for the project then supplementals for each phase. The overview in the EIS is the source document that each phase will supplement. The intent is to provide protection for the County. He stated that he was present to bring the concerns of the staff and options available to the Board to request direction. He suggested to develop a memo of understanding between the County and City for the County to sign-off on traffic and drainage issues so that staff can bring results back to the Board.

Commissioner Wylie questioned whether the County had authority through the EIS.

Mr. Olason stated that the desire is for the County and City to jointly review and sign-off on issues. He requested that a letter to the Mayor of Mount Vernon, or the Planning Department to draw up an agreement

to include the County in the review and sign-off on drainage and traffic issues be drafted.

Mr. Olason stated that there was disagreement on methods and results on the retention/detention issues. Drainage should go in first. The EIS was adopted on May 5, 1992, for the golf course.

Ms. Page asked if there were problems with the drainage plan as submitted. She said that Mr. Wiseman felt that what had been submitted for the first phase of the golf course will protect the environment and meet the first phase requirements.

Mr. Olason stated that the County engineers did not agree, that there are questions on the memo from Mr. Winter that were direct results from the review.

Commissioner Wylie asked if the City of Mount Vernon had comments regarding Mr. Winters' questions.

Mr. Olason stated that they did not, as he had just received the memo from Mr. Winter himself, and the City would not have time to see it and comment yet. He asked for direction from the Board as to how much more review they felt necessary, and if they want a meeting with the new Planning Director at the City of Mount Vernon to see if there can be a joint review and sign-off on the first Phase of the project.

Commissioner Wylie stated that the EIS review period had passed and the Board answered the EIS comments which are on the final draft. Commissioner Wylie stated that the City Planner needs to be spoken with.

Mr. Olason stated that the comments directed to the draft move over to the project.

Commissioner Wylie stated that the drainage and traffic affect the entire project not just one phase. Mr. Medved and Mr. Wiseman need to meet to look at the comments made.

Mr. Olason stated that the County is doing a lot of review on the SEA-VAN project with no compensation from the developer.

Commissioner Wylie stated that the flatlanders will be affected by the development in the long run. She felt that the SEA-VAN project is a positive one, but there will be long term impacts that need to be addressed. The Board's job is to protect undeveloped areas. She directed Mr. Olason to talk to Mr. Medved.

Mr. Olason stated that there is an opportunity to appeal the final EIS.

Chairman Robinson stated that it would be easier to have a Memo of Understanding than to appeal. The County and the City both want the same thing.

Mr. Olason stated that his department was hoping for strong orders in a Memo of Understanding stating what the County wants to see and review.

Ms. Page stated that the SEA-VAN project will be a 10 to 12 year project and that there is a need for an understanding now. This would be beneficial for reference purposes over the duration of the project on important issues that were agreed to in the beginning.

Mr. Olason stated that it would be a jointly developed Memo of Understanding by the County and the City.

Ms. Page stated that after the golf course and the first phase of the residential area of 75 units was reviewed, it was decided to drop the residential portion and concentrate on the golf course. The course will have to grow for one year after the turf is planted before it can be played on. Work time on the course ends in October due to Fisheries regulations and the wet time of year.

Mr. Olason stated that he and Mr. Kirkpatrick will try to meet with Mr. Medved within the week. Mr. Winter and Mr. Brookings will need to review the full design of the project, not just the concepts.

Chairman Robinson stated that the County wants to collaborate.

Commissioner Wylie stated that a Memo of Understanding is necessary.

2) Code Enforcement Activity Report.

The Code Enforcement Report was presented to the Board.

Mr. Olason stated that there have been threats made toward the Code Enforcement Officer in person as well as by letter. The Planning Department has decided that there is another issue involved when these situations arise. Shelley Holt, Personnel Analyst, has been spoken to regarding possible County Policies for this type of situation. Mr. Olason stated that **Record of the Proceedings**

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the Planning Department feels that the issue of threat overrides the item of enforcement.

Commissioner Wylie stated that it should be taken to the Sheriff as it is a threat of a County official.

Mr. Olason felt that code enforcement projects where threats exist should be put on hold until the problems are handled.

Chairman Robinson stated that there should be discussion with the Prosecutor's office regarding this matter.

Mr. Olason stated that the Prosecutor's office does receive correspondence on threat incidents. He felt surprised that little action was taken upon notification. He suggested that during the process of updating the policies it may be beneficial for all staff to know there is a process that includes bringing a Sheriff along.

PUBLIC HEARING - LEASE OF COUNTY PROPERTY FOR PARKING AREA ACROSS FROM FIR-CONWAY LUTHERAN CHURCH.

Roger Howard, Facilities Manager, addressed the Board stating that a letter was received from the Fir-Conway Lutheran church requesting to lease a portion of County property across the road from the Church for parking use. The property is located in Government Lot 6, Section 18, Township 33, Range 4. The land lies on the east side of Skagit City Road just across from the church. The vacant unused parcel is about 1/2 acre in size.

As instructed by the Board, the public hearing was scheduled in order to discuss the possibility of the lease of County property to the Church.

Chairman Robinson opened the public hearing for comment.

Pastor Maurice Erickson, Fir-Conway Lutheran Church, addressed the Board. Pastor Erickson stated that the congregation is growing and there is a need for more parking space. The Church is willing to offer \$100.00 for a 100 year lease.

Mr. Howard stated that the maximum allowable lease is 18 years.

Pastor Erickson stated that the Church will maintain the parking lot.

Commissioner Wylie motioned to lease the 1/2 acre parcel of County land located in Government Lot 6, Section 18, Township 33, Range 4, across Skagit City Road from Fir-Conway Lutheran Church, for a period of 10 years, at the cost of \$10.00 (\$1.00 per year).

Chairman Robinson seconded the motion, which carried and was so ordered.

Mr. Howard will draw up a lease for the Board's review to be presented at a later date.

Pastor Erickson questioned whether it was acceptable to put in fill to improve the lot.

The Board stated that it would be okay as long as no more than 50 yards of fill was hauled in, otherwise the Church would have to acquire a fill and grade permit.

PARKS, RECREATION, AND FAIR - JON AARSTAD, DIRECTOR.

1) Request for Public Hearing - Adoption of Fee Schedule for Howard Miller Steelhead Park.

Mr. Aarstad addressed the Board stating that he had contacted different agencies to find standard fees for public use facilities. After reviewing the different fee schedules, he felt it necessary to establish set fees for the Howard Miller Steelhead Park.

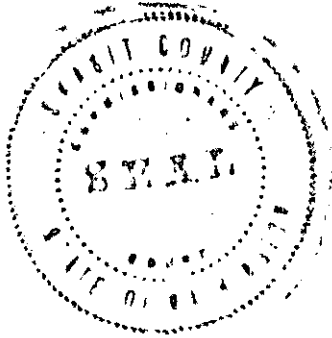
Commissioner Wylie motioned to approve the resolution to call for a public hearing regarding the adoption of a fee schedule for the Howard Miller Steelhead Park.

Chairman Robinson seconded the motion, which carried and was so ordered. (Resolution #14339).

2) Grant Signature - Interagency Committee - Acquisition of Pressentin Property.

The Board signed an agreement for a project grant with the Washington State Interagency Committee for Outdoor Recreation for Pressentin Park, Project Number 92-110A. The project involves the acquisition of approximately 40.85 acres of park land located in the village of Marblemount, at the confluence of the Skagit and Cascade Rivers. Specific elements include: land appraisal, land acquisition, appraisal review, title insurance, closing costs, prorated real estate taxes, recording fees, and hazardous substances report. The IAC and County both agree to provide \$61,748.00 or 50 percent of the total project cost, whichever amount is less. This agreement is effective May 1, 1992 and project is to be completed by December 31, 1992. (Contract #01331).

ADJOURNMENT



BOARD OF COMMISSIONERS
SKAGIT COUNTY, WASHINGTON

Robby Robinson
Robby Robinson, Chairman

Ruth Wylie
Ruth Wylie, Commissioner

W. W. Vaux
W. W. Vaux, Commissioner

ATTEST:

Connie Carter
Connie Carter, Clerk
Skagit County Board of Commissioners