

**RECORD OF THE PROCEEDINGS
SKAGIT COUNTY BOARD OF COMMISSIONER'S**

Tuesday, April 13, 1993:

9:00 a.m. - 10:00 a.m. Department of Planning and Community Development - Dave Hough, Director:

- 1) Review of Comprehensive Plan Amendment Petitions Submitted.
- 2) Review of Housing Needs Assessment Summary.
- 3) Code Enforcement Report.
- 4) Miscellaneous.

10:00 a.m. - 11:00 a.m. Public Hearing - Adoption of Skagit County Coordinated Water Supply Plan.

1:30 p.m. - 2:00 p.m. Bid Opening - Rental of Road Maintenance Equipment.

2:00 p.m. - 3:00 p.m. Appeal of Hearing Examiner's Decision Regarding Special Use Permit Applications #SPU-88-018 and #SPU-92-019 of Jerry Owens/Marion Larkin, 2198 Bulson Road, Mount Vernon.

3:00 p.m. - 3:30 p.m. Presentation - The Benefits of Land Trusts in Skagit County - Gary Sturdy, President, Skagit Land Trusts.

3:30 p.m. - 4:00 p.m. Consideration of Resolution Regarding Refunding Bonds.

The Skagit County Board of Commissioners met in regular session on April 13, 1993, with Commissioners Robert Hart, Harvey Wolden, and Robby Robinson present.

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT - DAVE HOUGH, DIRECTOR:

- 1) Review of Comprehensive Plan Amendment Petitions Submitted.

Gary Christen, Senior Planner, addressed the Board. He stated that there were 5 Comprehensive Plan Amendment petitions ready for action to be taken. These petitions are from: Northwest District Council of the Assemblies of God, Dan Mitzel, Charles Grable, Paul Ware, and one is a carryover from 1991, submitted by Fluke Capital Investments. He said that State statutes state it to be in the public's best interest to review all Comprehensive Plan Map amendment petitions concurrently for cumulative and regional impacts. There is a 60 day period of time, from January 1, to February 28, each year, to accept the applications. This gives staff the opportunity to gather all the necessary information and prioritize each application. Due to various options that may exist due to the requirements of requests, those needing the most review will take longer before being available for recommendation to the Board. It will be attempted to have applications reviewed and recommended to the Board for action before the ending of each year.

The Board's options for course of action on the petitions submitted are:

- a) determine that the proposal is in the public's best interest and refer the proposed comprehensive plan amendment or revision to the planning agency for a report and recommendation; or
- b) reject the proposal without prejudice.

Mr. Christensen clarified for the audience that "without prejudice" means not supporting or opposing the petitions.

Chairman Hart asked why there was a carryover of a petition from 1991. He also wondered whether the Comprehensive Plan would be complete by the time the petitions were through the full process. He felt that it may be beneficial to wait and include the petitions in the review process of the County-wide, Regional Comprehensive Plan.

Mr. Hough stated that the one petition remaining from 1991 is due to the applicant not returning all the requested information in a timely manner. He recommended that the Board request a report and recommendation from the Planning Department for the 1991 petition of Fluke Capital Investments. He also recommended that the Board reject the other four petitions without prejudice and have them reviewed with other similar petitions as part of the County's action to adopt a new County-wide, Regional Comprehensive Plan. He felt that the applicants would receive more consideration through the County-wide Comprehensive Plan process. The Fluke application will be reviewed by the Planning Commissions within two months.

- Mr. Dan Mitzel stated that the timing of his application is sensitive due to the need to relocate Nelson Hardware and Timber. He expressed willingness to pay the application fees and continue with the process, as well as have the application considered along with the County-wide Comprehensive Plan process.

- Mr. Paul Wear stated that he would like to work with the Planning Department on his petition. He does not want to have it included in the County-wide Comprehensive Plan process.

Chairman Hart stated that it would probably be quicker to include the petitions with the County-wide Comprehensive Plan process.

- Mr. Steve Kenyon, Attorney for Fluke Capitol Investments stated that he and his client concur with Mr. Hough's recommendation to the Board.

In response to a question from Mr. Mitzel, Mr. Hough stated that the Comprehensive Plan is forecast to be completed by the end of the year.

Commissioner Robinson motioned to adopt the recommendation of the Planning Director to continue with the petition of the Fluke Investment Corporation, and reject the other four petitions, without prejudice, to be recorded, filed and reviewed with other similar petitions as part of the County's action to adopt a new County-wide, Regional Comprehensive Plan and fulfill Growth Management Act requirements.

Commissioner Wolden seconded the motion, which carried unanimously.

2) Review of Housing Needs Assessment Summary.

Edwyna Fong, Associate Planner, reviewed with the Board the over all conclusions and data summary for Skagit County's housing needs. Ms. Fong stated that the final draft of the Housing Needs Assessment is complete and will be presented to the Skagit Council of Governments, and at the City/County Planners meeting on Friday, April 16, 1993.

The housing affordability in the County poses a problem for households earning less than County median income. Median income in Skagit County is \$30,900. In 1990, 39% of Skagit County households earned less than 80% of median income. These households will not be able to afford to live in the multi-family housing units being constructed in the County housing market currently. Most home buyers in the County

need in excess of 100% of County median income. Many of the new jobs projected to be created over the next few years will be of moderate salaries, and the need for affordable rental housing in the County will increase. Ms. Fong stated that the upriver cities are in favor of multi-family dwellings in their areas.

Mr. Hough stated that housing policies are set County-wide. There are limitations on what can be done in unincorporated areas due to being Urban Development.

Chairman Hart stated that multi-dwelling family housing does not provide a strong tax base.

Commissioner Wolden stated that most families in the County are making less than the County median income. A lot of people work out of County, creating a larger low income work force. He felt it was important to find a realistic way for people to afford homes.

The Board thanked Ms. Fong for her review of the Skagit County Housing Needs Assessment.

3) Code Enforcement Report.

The Code Enforcement Report was presented to the Board.

4) Miscellaneous.

- A) Mr. Christensen presented a resolution to the Board for signature remanding the Winston Anderson Comprehensive Plan Amendment #CPA-92-006 to the Skagit County Planning Commission. This remand is due to a Superior Court decision asking the County to hold further proceedings to reconsider the application, and establish a full public record.

Commissioner Robinson motioned to approve the resolution as presented. Commissioner Wolden seconded the motion, which carried unanimously. (Resolution #14807).

PUBLIC HEARING - ADOPTION OF SKAGIT COUNTY COORDINATED WATER SUPPLY PLAN.

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

Chairman Hart opened the public hearing for comment.

Bob Wubbena, Director of Economic Engineering Services, Consultant to the County Water Utilities Coordinating Committee on the Coordinated Water Supply Plan, addressed all present. Mr. Wubbena stated that the Fidalgo Island Coordinated Water System Project (CWSP) was completed in 1984. During the five-year update process, discussions were held regarding expanding the plan beyond Fidalgo Island to include the entire County. Three public meetings were held, then the Board held a Public Hearing at which the decision was made to include the entire County in a CWSP. Mr. Wubbena was retained to assist the committee in the preparation of the plan. The County legislative body, Planning Department, Health Department, State Health Department, and Department of Ecology were invited to attend the Water Utility Coordinating Committee (WUCC) meetings. Former Commissioner Vaux chaired the WUCC by vote of the committee until the end of his term on December 31, 1992. The Scope of Work was developed from the monthly meetings over the last two years. Public notices were made, and the cities, purveyors, and tribes were notified and invited to attend. The plan assesses the existing State laws to be complied with. If there

are two or more customers in a water service area, they must comply with the State laws. The CWSP is a coordination of Federal, State & Local laws.

There are three new criteria for the plan:

- 1) Establish service areas within Skagit County for supplying water.
- 2) Appropriate minimum level of design standards for providing alternate systems for Urban & Rural areas.
- 3) Use of process development when a new public system is needed.

When the CWSP is reviewed by the Board, it must be determined whether it is consistent with County Planning Policies. It must meet Public Health Policies and Land Use Policies.

The two step approval is as follows: 1) the Board of Commissioners determines that the plan is not in conflict or inconsistent with County Policies and Land Use; 2) then it is forwarded to the State Health Department for approval and adoption.

Mr. Wubbena displayed a map of the County with the service areas defined. He recommended that PUD and the City of Anacortes intertie for future needs.

In summary, Mr. Wubbena stated that to the best of his knowledge, the CWSP is consistent with the County Policies, State requirements, and with the assignment of the consultant.

Kraig Olason, Assistant Planning Director, addressed all in attendance. He stated that the project joined the various water purveyors. He felt that one critical item addressed was the need for consistency in review in order to expedite procedures. The primary work portion begins during implementation and there are provisions in the CWSP to assist with that. He felt that the CWSP is consistent with the County-Wide Planning Goals and other land use laws and policies. He also believed it was beneficial that the CWSP was completed ahead of the Comprehensive Plan efforts. Utility plans must stay in compliance with land use. If it is out of compliance after the Comprehensive Plan is adopted, it will have to be modified.

Mr. Wubbena clarified that the Department of Health regulates water systems and water quality. He also stated that the Department of Ecology regulates water rights.

- Esther Fowler, Box 422, Burlington, Washington, addressed the Board. Ms. Fowler stated that she attended the WUCC meetings in consideration of the small water purveyors. She felt that the State pushed for a plan to be in place, and that the past regulations were strict enough. The Cities of Lyman, Concrete, and Hamilton had opposed the plan and requested being removed from the Critical Supply Area. She felt that the original plan made allowances for private enterprises, but the proposed plan does not.

- Mitch Gennett, SneeOosh Land Owners Association, stated that he was pleased with the group plan. He expressed concern regarding the 80 acres of tribal watershed that was not included in the plan.

- Paul Taylor, attorney for the SneeOosh Land Owners Association, stated that his clients had concerns over the jurisdiction of the plan over the tribe. He felt that the tribe voluntarily complied, but he didn't feel they

would. He felt that people with water provision under the jurisdiction of the tribe may not have all the rights of the other County residents. He said that a truce agreement was reached after the Department of Ecology and the Swinomish Tribe met, but no one gave up any rights.

Mr. Wubbena stated that the CWSP does not give the tribes rights that they didn't already have.

- Dean Hayes, Hayes Well Drilling, 556 Ershig Road, Bow, addressed the Board. He requested that citizens be allowed to have their own private water systems. He felt that if 10 homes were placed on one water area there would not be sufficient volume. The State standards are not always sufficient.

Mr. Wubbena stated that the quality and quantity issues could be a constraint on an individual, but does not preclude individual systems.

- Barbee Andrews, Mayor of Lyman, stated that she felt the CWSP did not recognize the autonomy of the Towns of Hamilton, Lyman and Concrete. She said that the Town of Lyman does not want to be included in the CWSP. She felt that their water service area could be handled on a local level. She said that if they wanted their water systems protected they would enter into a Chelan agreement. She felt that the CWSP would not offer protection for them, and that it was a convenience for the County and Health Department to include the entire County in the CWSP. She felt that the CWSP took rights away from the people, and that it does not allow for new systems to be installed. She requested that the Town of Lyman be removed from the CWSP.

Mr. Wubbena stated that the State discourages new, non-viable water systems. Those water purveyors that cannot serve new development within their service area should direct customers to speak with a PUD representative. If the PUD cannot provide service, then a new system may be allowed. In order to create a new water system, State regulations and laws must be followed.

- Mr. Will Hendrickson addressed the Board. Mr. Hendrickson stated that he owns three private water systems. He felt that the PUD's economic base should be considered in comparing water systems. PUD has 16,000 users. Individual, private systems may have two or three users. He said that there are 16 potential users on the 5 tracts of land that he owns. He installed a water system according to the State Department of Health regulations, and it was engineered following State guidelines. The State will not let him continue with the water system due to being within the sphere of influence of PUD and must be brought up to their standards.

- Mayor Doyle Geer, City of Anacortes, addressed the Board. He stated that he represents the 20,000 citizens of the City of Anacortes, and the City Council, who are in complete agreement with the CWSP.

- Ralph Clemens, Water District Manager for the Town of Hamilton, addressed the Board. He felt that the existence of PUD in the east County area was prohibitive to other systems. If an existing system wants to expand or revise their boundaries, they have to negotiate with PUD. He felt the CWSP standards of design are contradictory to the Growth Management Act. A public system cannot be installed unless it is turned over to the purveyor. He requested that the Town of Hamilton be removed from the CWSP.

Mr. Hayes stated that the timelines that the public has to meet will require the local utility to give a firm answer, time frame, and cost when someone wishes to be hooked up. He did not feel that the entire County needed to be included in the CWSP. He felt that including the east County area was unnecessary.

Mr. Wubbena clarified that the CWSP was Critical Water Service Plan, not Shortage.

Martin Corin, Manager of Del Mar Water System, addressed the Board. He stated that the CWSP is a planning document that pulls the State and Federal laws together for the local communities. It organizes the Planning process by defining who is responsible for service areas. Everything in the document is dictated by State and Federal law. He said that he was on the WUCC, and also the State Committee which requires water systems to be certified. He stated that three items have to be reviewed regarding the plan:

- 1) Does it comply with State and local laws;
- 2) Does it reasonably comply;
- 3) Does it not comply.

Existing hookups available may be filled if they are in compliance, or in reasonable compliance with State law. Anyone planning a development must be sure that the water system is in compliance, or reasonable compliance, with State law. If a community does not want to be included in the CWSP, they still have to comply with the State laws. No water system will be expanded out of the existing service areas unless it complies with current standards.

- George Theodoratus, Concrete resident, addressed the Board. He felt that the CWSP could be of assistance in the installation of small water systems to get through some of the necessary procedures. He stated that a recent project he is working on originally was given until the year 2000 to be completed. The Department of Ecology (DOE) is now not recognizing the system saying that the law did not change, policy changed. In the past, a developer could install a water main and have ownership of all the rights in a community system. Now, each hookup must be applied for individually.

- Mayor Dale Woodruff, Town of Concrete, addressed the Board. Mayor Woodruff stated that he believed in water conservation, but did not feel it was necessary to have the CWSP in the east County area. He requested the Board to reconsider and allow the east County area to be removed from the CWSP.

- Mr. Clemens stated that he disagreed with previous comments regarding water systems only having to comply with State regulations. He said that the CWSP has minimum design standards that are higher than the State standards. He felt it unnecessary for fire standards in the CWSP to exceed State requirements.

- Richard Rodriguez, Stated Department of Health, (DOH) addressed the Board. He commended the WUCC for their professionalism in the creation of the CWSP document. He said that the DOH supports the plan and urges its adoption.

- Charles Melton -Cap Horn Maintenance Company, addressed the Board. Mr. Melton stated that he is in the upper valley community and would like to remain within the CWSP area. He stated that he wanted the Board to know that the upper valley area was not totally represented by those wanting out of the CWSP.

- Jim Kirkpatrick, Director, PUD, addressed the Board. Mr. Kirkpatrick stated that it was not the intent of the PUD to take over other water systems. He said that PUD is there to assist the other water purveyors, and must be petitioned to do so. He said that the PUD was not trying to put well drillers out of business, they hire them too. He felt that the PUD and the City of Anacortes became allies during the process of the CWSP creation.

Seeing and hearing no further comment from the audience, Commissioner Robinson motioned to close the public hearing.

Commissioner Wolden seconded the motion, which carried unanimously.

Commissioner Robinson motioned to accept the CWSP, Commissioner Wolden seconded the motion, which carried unanimously.

BID OPENING - ESTABLISHING A LIST FOR RENTAL OF ROAD MAINTENANCE EQUIPMENT.

There were 46 bids received and opened.

- 1) Norstar Industries, Inc.
2302 "A" Street S.E.
Auburn, Washington 98002
- 2) One-Way Construction, Inc.
215 N. Reed Street
Sedro-Woolley, Washington 98284
- 3) Jarmin Enterprises
816 B John Liner Road
Sedro-Woolley, Washington 98284
- 4) D. L. Anderson, Inc.
Box 305
Bellingham, Washington 98227-0305
- 5) Lake Erie Trucking
251 Rosario Road
Anacortes, Washington 98221
- 6) Sumas Transport, Inc.
1757 West Bakerview Road
Bellingham, Washington 98226
- 7) Callen Construction Co., Inc.
8632 Stein Road
P.O. Box 498
Custer, Washington 98240
- 8) Sloan Dozing
1976 Swan Road
Mount Vernon, Washington 98273
- 9) Timberline Road Construction, Inc.

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- 5068 Waschke Road
Bellingham, Washington 98226
- 10) Pacific Utility Equipment, Co.
P.O. Box 23009
Portland, Oregon 97281
- 11) Rogers Dump Trucking
1497 Beaver Marsh Road
Mount Vernon, Washington 98273
- 12) CM Trucking & Construction, Inc.
2062 F & S Grade Road
Sedro-Woolley, Washington 98284
- 13) Wayne McCann
Trucking & Excavating
42410 N. E. 104th
Kirkland, Washington 98033
- 14) Rock It Trucking
P.O. Box 3206
Arlington, Washington 98223-3206
- 15) Hawkings Construction
P.O. Box 292
Burlington, Washington 98233
- 16) Mount Vernon Towing, Inc.
1817 South Second Street
Mount Vernon, Washington 98273
- 17) Cascade Excavating Enterprises, Inc.
1898-126 Prairie Road
Sedro-Woolley, Washington 98284
- 18) Alpine Equipment Rentals
3896 Irongate Road
Bellingham, Washington 98226
- 19) Fray Equipment Co., Inc.
5821 First Avenue South
Seattle, Washington 98108

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- 20) Road Runner Striping
P.O. Box 2279
6189 600 Avenue West
Oak Harbor, Washington 98277-2279
- 21) Industrial Mowing & Spraying
1727-C Bennett Road
Mount Vernon, Washington 98273
- 22) NC Machinery
P.O. Box 130
Mount Vernon, Washington 98273
- 23) Clyde/West
9615 West Marginal Way South
Seattle, Washington 98108
- 24) Birch Equipment Company, Inc.
1619 Kentucky Street
Bellingham, Washington 98226
- 25) James Hanson
2517 Riverbend Road
Mount Vernon, Washington 98273
- 26) Lakeside Industries
P.O. Box 729
Anacortes, Washington 98221
- 27) Western Power & Equipment
3217 Hewitt Avenue
Everett, Washington 98201
- 28) TriCo Contracting, Inc.
P.O. Box 409
685 Fisher Lane
Burlington, Washington 98233
- 29) Lee Newman's 4x4 Backhoe Service
1449 Best Road
Mount Vernon, Washington 98273
- 30) Coast Crane Company
1531 Utah Avenue South
Seattle, Washington 98134

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- 31) Van's Equipment Rentals and Sales, Inc.
544 S. Spruce Street
Burlington, Washington 98233
- 32) G.R. Severson Leasing
1818-A N. Westview
Mount Vernon, Washington 98273
- 33) Bill Sande Heavy Construction
1430 S. W. Camano Drive
Camano Island, Washington 98292
- 34) A & C Striping
5269 50th N. W.
Oak Harbor, Washington 98277
- 35) Randy Martin Construction
P.O. Box 64
Marblemount, Washington 98267
- 36) Briggs Trucking
Box 609
Burlington, Washington 98233
- 37) Arne K. Svendsen
1486 Nilson Road
Mount Vernon, Washington 98273
- 38) Milo Sligar
1478-A Memorial Highway
Mount Vernon, Washington 98273
- 39) E/S Allison & Associates, Inc.
P.O. Box 1847
Gig Harbor, Washington 98335
- 40) G.R. Severson Trucking
1818-A Westview
Mount Vernon, Washington 98273
- 41) Larry Sande
31225 Pioneer Highway
Stanwood, Washington 98292
- 42) Jim Clark & Son Construction
3455 Highway 20
Sedro-Woolley, Washington 98284

- 43) N. W. Heaving Dozing
5775 N.W. Drive
Ferndale, Washington 98248
- 44) Peterson Repair & Trucking
4669 Aldrich Road
Bellingham, Washington 98226
- 45) C. R. Trucking
3885 Challenger Road
Concrete, Washington 98237
- 46) M & M Road Recycle, Inc.
13320 N.E. 70th Street
Redmond, Washington 98052

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, April 13, 1993, the Board, by a majority vote, did approve for payment those vouchers included in the above-mentioned list and further described as follows:

Warrants #95648 through #95788 (Vouchers #95648 through 95788) in the amount of \$309,610.46. Transmittal #R7-93.

APPEAL OF HEARING EXAMINER'S DECISION REGARDING SPECIAL USE PERMIT APPLICATIONS #SPU-88-018 AND #SPU-92-019 OF JERRY OWENS/MARION LARKIN, 2198 BULSON ROAD, MOUNT VERNON.

Grace Roeder, Associate Planner, provided staff photos and a Metzgers map of the subject property to the Board. Ms. Roeder stated that in 1988, Mr. Owens requested a Special Use Permit for a private landing strip. This was granted, with the conditions that it be limited to his personal use with one aircraft, lighting of the runway be minimal, and the strip be a simple, grass strip. Mr. Owens has requested that the Permit be modified to allow Mr. Larkin and other friends to have use of the strip. Mr. Larkin has also submitted a request to be allowed to use the landing strip. The Hearing Examiner denied Mr. Owens' request to expand the use of the existing air strip in order to allow neighbors and visiting friends to use it. Ms. Roeder stated that the options available to the Board were:

- 1) To deny the appeals and allow the Hearing Examiner's decision to stand.
- 2) Remand to the Hearing Examiner to consider specific items.
- 3) To adopt their own findings of fact based on the record of the Hearing Examiner and make modifications that are supported by the evidence submitted.

The Board, Mr. Owens, and Mr. Moser, attorney for Mr. Owens, reviewed the map and photos submitted.

Mr. Moser stated that the plan to extend the air strip has been abandoned.

Mr. Owens stated that there is pasture land and two homes in the immediate area of the air strip, one of which is 300 or 400 feet Northeast of the air strip. He said that the flight path used is to the west on take off, and from the west on landings about 95% of the time. When the wind is 15 knots or over, he must depart and approach from the east. He stated that the neighbors don't mind the proposed expansion of use, as long as their homes are not flown over during take off and landings. He said that all but two neighboring property owners are in agreement with his proposal.

Commissioner Robinson stated that the potential development of the area is not known, but as more homes are built, the impact of the air strip on the area will increase. The area is zoned with 5 acre minimum lot size, although densities are currently not that great.

Mr. Moser stated that it was preferred by his client that the Board allow for the extension of the air strip to the west, and for Mr. Larkin to be able to use the air strip. Their second option would be for the matter to be remanded to the Hearing Examiner for reconsideration. He said that Mr. Owens would be willing to comply with keeping a log of who used the strip, and when it was being used.

Commissioner Wolden felt that the expansion of the air strip would restrict the sale of property to the east.

Chairman Hart stated that the County didn't want to have extended aircraft activity in rural areas. The activity does impact the neighborhood.

Commissioner Robinson felt that it would be okay for Mr. Larkin and Mr. Owen to use the existing airstrip.

Commissioner Wolden motioned to uphold the Hearing Examiner's decision. Chairman Hart seconded the motion. Commissioner Robinson cast a dissenting vote.

The motion carried and was so ordered.

PRESENTATION - THE BENEFITS OF LAND TRUSTS IN SKAGIT COUNTY - GARY STURDY, PRESIDENT, SKAGIT LAND TRUSTS.

Mr. Sturdy addressed the Board and reviewed the members of the Skagit Land Trust Board. A narrated slide presentation was made to the Board. The presentation showed the various regions of the County depicting the different uses of County lands and waters. It was noted that major change is underway in the County, and the population has increased 25% over the past 10 years. Agricultural land is being sold and subdivided and the wetlands are being filled in. A land trust is a private non-profit organization comprised of volunteers. These organizations work with government agencies to conserve and preserve lands and waters.

Land trusts can be acquired by donations of land, purchase and bargain sales, live estates, limited development designation, or conservation easement.

The conservation easement is the most widely used. Property owners have the right to live on their property, harvest crops, mine minerals, subdivide and develop the land. A conservation easement would release the rights of the property owner in order to protect the natural land for conservation. The property

can still be used at the existing use, and can be sold, but it will remain protected. Conservation easements last forever, retain ownership of the property, are specifically tailored to the owners desires, and have possible tax benefits. Mr. Sturdy asked whether Counties could designate funding for Land Trust easements.

Chairman Hart stated that the public would have to approve the designation of funds for Land Trust use during the annual budget adoption.

An unidentified member of the audience asked what happened with property taxes on a land trust.

Chairman Hart stated that the land becomes devalued once conservation is begun.

Mr. Sturdy stated that the maintenance of lands that are donated are the Land Trusts' responsibility. Skagit Land Trust is presently negotiating easements from an east county logging company; and a possible 5 acre parcel in Sedro-Woolley may be donated directly by another party. Another portion of land may be purchased by the Department of Wildlife with Skagit Land Trust retaining the easement. There is another possibility of 60 acres of undeveloped land being turned over to Skagit Land Trust.

The Board thanked Mr. Sturdy for his presentation.

CONSIDERATION OF RESOLUTION REGARDING REFUNDING BONDS.

Mike Woodmansee, Budget/Finance Director introduced the following to the Board: Susan Musselman, Piper Jaffray, and Cynthia Weed, Bond Council, Prestin, Thorgrimsen, Shidler, Gates, and Ellis.

Ms. Musselman provided information on the refinancing of 1987 Bonds that were issued to construct the incinerator. They were private activity bonds when first issued, and if they had remained so, they would not have been able to be refinanced. They became Governmental Purpose Bonds when the County took possession of the incinerator. It cost \$6,685,000 to purchase the escrow, and payment will no longer be made on bonds refunded, only on those refinanced. The interest rates were negotiated in the day and a half before this presentation. The interest in 1994 will be 2.65%, and in 2007, 5.65%.

Ms. Musselman stated that the Skagit County Bonds are Bank qualified, which provides for special treatment, and more investors will be competing. The Bond Purchase Contract with Piper Jaffray, allows for purchase at par, less 1.1% underwriting discount. The bond sale will close May 4, 1993. The Bond purchase negotiated between Prestin, Thorgrimsen, Shidler, Gates and Ellis; Piper Jaffray, and the County, will provide for a \$726,000 savings to the County.

Ms. Weed stated that the resolution providing for the issuance and sale of general obligation refunding bonds will provide for three tasks:

- 1) Authorization of the issuance of new bonds.
- 2) Set aside of proceeds in escrow banks, investments in U.S. obligations.
- 3) Accepts written offer of Piper Jaffray to purchase the bonds.

Commissioner Wolden motioned to approve the Resolution of the Board of County Commissioners of Skagit County, Washington, Providing for the Issuance and Sale of General Obligation Refunding Bonds of the County in the Aggregate Principal Amount of \$6,684,000 for the Purposes of Refunding Certain Outstanding

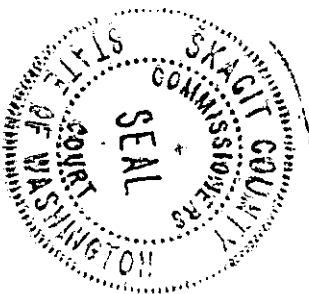
Limited Tax General Obligation Bonds of the County; Providing the Date, Form, Terms and Maturities of Said Bonds and for Limited Tax Levies to Pay the Principal Thereof and Interest Thereon; Authorizing a Preliminary Official Statement, and Approving the Sale of Such Bonds.

Commissioner Robinson seconded the motion, which carried unanimously. (Resolution #14808).

Commissioner Wolden motioned to approve the Bond Purchase Contract Relating to \$6,685,000 Skagit County, Washington, Limited Tax General Obligation Refunding Bonds, 1993, with Piper Jaffray, Inc., 1500 IBM Building, P.O. Box 34930, Seattle, Washington 98124-1930. Commissioner Robinson seconded the motion which carried unanimously. (Contract #01625).

ADJOURNMENT

Commissioner Wolden motioned to adjourn the proceedings. Commissioner Robinson seconded the motion which carried unanimously.



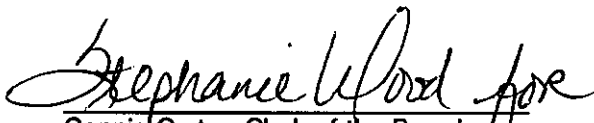
BOARD OF COMMISSIONERS
SKAGIT COUNTY, WASHINGTON


Robert Hart, Chairman


Harvey Wolden, Commissioner


Robby Robinson, Commissioner

ATTEST:


Connie Carter, Clerk of the Board
Skagit County Commissioners