

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

Tuesday, May 4, 1993:

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

- 1) Review of Comprehensive Planning Schedule.
- 2) Code Enforcement Report.
- 3) Miscellaneous.

The Skagit County Board of Commissioners met in regular session on Tuesday, May 4, 1993, with Commissioner's Hart, and Wolden present. Commissioner Robinson's absence was excused.

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

- 1) Review of Comprehensive Planning Schedule.

Kraig Olason, Assistant Planning Director, presented an outline to the Board regarding the Comprehensive Planning Schedule work program.

He stated that the program was broken into workable components as follows:

1. Ordinance, development, which involves implementation of the GMA requirements, developing new requirements, and/or implementing new requirements.
2. County-wide Comprehensive Planning.
3. SEPA review/analysis.

Chairman Hart asked whether the Governor signed the extension for the GMA deadline.

Mr. Hough stated that it was not known yet, but the general feeling is that the deadline will be extended.

Mr. Olason stated that Phase 1 of the Comprehensive Planning began last July with the collection of information and development of the Elements. Citizen Advisory Committees (CAC) were formed, public meetings were held, and a joint CAC meeting was held. The process then began to develop policies to address the various Element issues.

Mr. Olason said that the resource mapping product includes the Agriculture, Forestry, and Minerals Elements. It will need further detailing based on policies and further information from the Mineral Element. By the end of May, 1993, it is expected to have a product that the staff can review to identify conflicting areas, and analyze over the summer months. This will be the end of Phase 1. In September, 1993, a draft Comprehensive Plan Land Use Map will be developed. The CAC's will reconvene in September and inconsistencies in the Elements will be resolved. It is desired to have results by October, and provide a draft Resource Lands Designation Map for public review at an open house.

Mr. Olason stated that the Land Use Element is critical. It will set boundaries that help identify how other Elements will work within the County. At the conclusion of the CAC meetings, the Agriculture, Forestry and Mineral Elements will be complete. The Rural Element will be far enough along to be presented to the Planning Commission for review. The Urban Element discussion will include growth boundaries, boundaries in cities, and services necessary. The Housing Element will be done by this time, or before, as well as the Utility Element.

Chairman Hart asked how the plans for Urban Growth Boundaries was progressing.

Mr. Hough said that he asked the Cities to wait until all requests from the cities were received before continuing Urban Growth Boundaries discussions. He is waiting for the Cities of Mount Vernon and Sedro-Woolley to submit their requests. He is also waiting for further information from the Cities of Anacortes and Burlington regarding infill and expected population growth. He has a meeting with the City of Burlington this week to discuss these particular areas. Mr. Hough said that he expects a preliminary agreement to be completed by October, 1993. There has been good cooperation between the city planners during the meetings of the past months.

Chairman Hart stated that the County and Cities coming to an agreement will be remembered and be of more value, than the points argued between them.

Bill Vaux, Port Gardner Timber, asked Mr. Hough whether during discussions with cities, economics had been discussed, not economic development, but financing the County. If the Urban boundaries are set as the City of Anacortes is proposing, it will adversely impact the County.

Mr. Hough stated that before urban growth agreements are made they will have to be agreed upon between the cities and before being recommended to Board. Income sharing and fiscal impact will be discussed before annexation agreements are made. He said that the cities recognize that the proposals are negotiable. When they adopt an item County agreement is also necessary. Discussions will continue regarding the recognition and identification of shared revenue on annexations.

Commissioner Wolden stated that the City of Mount Vernon can only expand Commercially and Industrially to the south which will negatively impact the County fiscally.

Chairman Hart stated that the oil refineries are not interested in annexing into the City of Anacortes.

Mr. Olason said that additional schedules will be brought to the Board for information regarding work tasks on the Comprehensive Plan as it progresses.

Mr. Hough stated that it is planned to have hearings with the Planning Commission by the end of the year. It is also planned to have several public meetings and encourage public input throughout the process.

Mr. Vaux stated that he was aware of one CAC that had not reached agreement. He wanted to know what the process would be should there be no agreement reached. Mr. Vaux felt that when dealing with difficult issues in a consensus situation, it may not be possible to reach a consensus.

Mr. Olason said that the participants on the CAC's agreed to produce a product. If it doesn't happen, the Planning Department will state that the CAC failed to produce a product, and County staff will take over.

Chairman Hart stated that the final decision will be with the Board should consensus not be reached.

Commissioner Wolden stated that it needs to be impressed upon the committees the importance of reaching consensus so that the Board doesn't have to make a decision that they may not feel comfortable with.

2) Code Enforcement Report.

The Code Enforcement Report was presented to the Board for review.

3) Miscellaneous.

- A) A discussion was held regarding setting weekend office hours at Lake Tye in order to assist property owners with applying for necessary permits for structures on their property. Information will be mailed to the property owners regarding the application process and when the office will be open.
- B) Mr. Hough presented Out-of-State Travel Requests for Oscar Graham, Jeff Morgan, and Tim Hoffman to attend Effective Zoning Administrative Techniques at Copper Mountain, Colorado, June 7, through 12, 1993. The requests were approved and signed.
- C) A discussion was held regarding the annexation of a strip of property at the Burlington shop site into the City of Burlington. Mr. Hough will have a pre-annexation agreement for the Board to review next week.

MISCELLANEOUS

Mayor Tim Bates, Town of Hamilton, addressed the Board. He stated that the Town of Hamilton intends to apply for annexation of 50 acres for homesites north of town. He said that the Town would be willing to annex Hamilton Cemetery Road as well.

Mr. Olason asked whether this property would be the primary relocation site for the Town.

Mayor Bates concurred.

Chairman Hart recommended that he meet with Mr. Hough and members of the Planning staff to discuss a pre-annexation agreement.

Mr. Bob Ruby stated that the Town of Hamilton competed for a FEMA grant which has been awarded to it. The 50 acres being purchased is away from the flood plain. It is planned to spend the FEMA funds to provide new neighborhoods and commercial areas. The property abuts the current Town limits. The Town would like to work with the Board and the Planning Department to expedite the annexation process.

Mr. Hough asked if FEMA was designing the development and performing the environmental review.

Mr. Ruby confirmed, and stated that the Peter Anderson Land Architectural firm was hired to do the preliminary plat design. He felt that several residents will be desiring to move to the new area.

Chairman Hart again recommended that Mayor Bates and Mr. Ruby meet with Mr. Hough and appropriate members of the Planning staff to begin the necessary procedure for annexation.

ADJOURNMENT

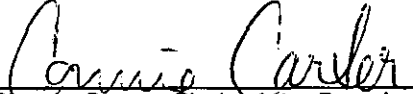
Commissioner Wolden motioned to adjourn the proceedings. Chairman Hart seconded the motion which carried and was so ordered.

BOARD OF COMMISSIONERS
SKAGIT COUNTY, WASHINGTON


Robert Hart, Chairman


Harvey Wolden, Commissioner

ATTEST:


Connie Carter, Clerk of the Board
Skagit County Board of Commissioners


Robby Robinson, Commissioner

