

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

**Tuesday, September 28, 1993**

8:30 a.m. - 9:00 a.m. Work Session - Operations Division Manager/District Maintenance Supervisors.

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

- 1) Signature - Soil Conservation District Contract.
- 2) Discussion - Relating to Agricultural Land Evaluation.
- 3) Code Enforcement Report.
- 4) Miscellaneous.

10:00 a.m. - 11:30 a.m. Work Sessions:

- 1) 1994 Recycling/Hazardous Waste Programs.
- 2) Rail Spur Service at Resource Recovery Facility.

11:15 a.m. - 11:30 a.m. Discussion - Community Economic Recovery Board Nominations.

11:30 a.m. - 11:45 a.m. Resolution - Establishing Board of Trustees for Rural Partial County Library District.

Budget Work Sessions:

1:30 p.m. - 2:30 p.m. Road Fund.  
2:30 p.m. - 3:00 p.m. Equipment Rental Fund.  
3:00 p.m. - 3:30 p.m. Solid Waste.  
3:30 p.m. - 4:30 p.m. Planning and Community Development.

7:00 p.m. Public Meeting - County Wide Drainage Utility Plan.  
(Fidalgo School).

The Skagit County Board of Commissioners met in regular session on Tuesday, September 28, 1993, with Commissioners Robert Hart, Robby Robinson and Harvey Wolden present.

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

- 1) Signature - Soil Conservation District Contract.

Jim Freeman submitted a contract which would authorize the Skagit Conservation District to conduct an inventory of commercial and noncommercial farming operations in the Samish Watershed, as required by Chapter 400-12 WAC for watershed planning. Funds for the contract, Mr. Freeman indicated, were already budgeted as part of the County's grant for the Samish Watershed Action Plan. The total contract amount is \$11,000, and the contract will terminate on January 31, 1994.

Chairman Hart motioned to approve the contract with the Skagit Conservation District for a farming inventory for the Samish Watershed Plan. Commissioner Robinson seconded the motion, which passed unanimously. (Contract #001789)

2) Discussion - Relating to Agricultural Land Evaluation.

Mr. Hough stated that this is a continuing discussion regarding the Planning Department's efforts to create and promote a policy and procedures for mitigating agricultural land loss due to annexations by the local cities, and cluster development.

Kraig Olason, Assistant Director, and Paul Carr, Facilities Planner, provided a presentation which included slides and overhead projections. Maps showed those sites contained within interim urban growth boundaries, as well as potential increased development areas which will be subject to mitigation measures. Photographs showed each site, as well as individual vicinity maps; a total of 11 sites. Each of the 11 sites were ranked according to a new agricultural rating system recently developed by staff, and a copy of the rating system criteria was provided to the Board.

Mr. Carr then reviewed each score sheet for each of the 11 agricultural mitigation sites. The scores ranged from 47 to 145 points, which were converted to a scale of from 8 or fewer to 14 points and compared to a Conversion/Mitigation Scale by Grade Points; those with the lowest scores being least likely to require mitigation, and those with highest scores requiring extensive mitigation, or objection to the conversion.

The Conversion/Mitigation Scale By Grade Points was as follows:

14 -+	Grade A: No Conversion - Will remain agricultural
12-13	Grade B: 100% Conversion Value
11	Grade C: 75% Conversion Value
9-10	Grade D: 50% Conversion Value
<8	Grade F: No% Conversion Value

Mr. Carr and Mr. Olason solicited the Board's comments regarding their agricultural conversion rates and the criteria and their values.

Commissioner Wolden felt that the system would be questioned, given that some conversions would be charged no mitigation fee and others would pay a substantial amount. It was recognized that any mitigation fee would need to be justified by a program that is very refined and consistent. The Board also recognized the need to obtain appraisals in order to set conversion fees.

Lisa Nielsen, Executive Director for Skagitonians to Preserve Farmland, praised the program, stating that it is a system being used on the East Coast where it has set a legal precedent, and provides a good first step in preserving farmland. Ms. Nielsen also mentioned a program currently being considered by the County Planning Commission which would permit a transfer of development rights from a prime agricultural property to a less intensively farmed parcel.

Mr. Olasen indicated that not all of the cities have been apprised of this new program. Mr. Hough suggested that the next step be to meet with cities' staff to present the program and obtain comment.

3) Code Enforcement Report.

This report was provided for review.

**RECORD OF THE PROCEEDINGS**  
**Tuesday, September 28, 1993**  
**Page #3**

4) Miscellaneous.

A. Mr. Olasen provided information on the item considered at the previous evening's Planning Commission meeting. The Board directed that the following item be scheduled for review by the Board:

1) Approval, 5-0, Amendment to Skagit County Code Zoning Ordinance to allow conservation easements within Agricultural Zoning Districts.

B. Oscar Graham, Shorelines Administrator, referred to a Development Review Committee Meeting last week, wherein the group determined to request that the Board permit staff to draft a response to two Environmental Impact Statements recently released by the City of Mount Vernon. Both were residential developments; Maddox Creek and Strawberry Hill.

The Board was in support of staff's suggestion, and directed that letters be drafted.

C. Mr. Hough provided a packet of information containing revisions in the proposals for interim urban growth boundaries made yesterday following staff's continuing meetings with the local cities. The Towns of Concrete, Hamilton and Lyman, which had not previously submitted proposals, have now provided information regarding their proposed interim boundaries.

**DISCUSSION - COMMUNITY ECONOMIC RECOVERY BOARD NOMINATIONS.**

Don Wick, Executive Director for the Economic Development Association of Skagit County, reported that he met recently with the Board to select nominees for the Governor's Community Economic Recovery Board. The Board selected Bert Williamson as their nominee; however, the Governor's office has requested that a total of three names be submitted. Mr. Wick suggested that he solicit names from local groups and provide two additional names to the Governor's office.

The Board concurred with Mr. Wick's suggestion.

**RESOLUTION - ESTABLISHING BOARD OF TRUSTEES FOR RURAL PARTIAL COUNTY LIBRARY DISTRICT.**

Chairman Hart read a proposed resolution which would recognize the creation of the LaConner rural partial county library district, following its successful balloting, and would create a Board of Trustees for the district.

Mayor Dan O'Donnell from the Town of LaConner, along with representatives from the LaConner Library Board, were present. Chairman Hart explained to them that although three current Laconner Library Board members would qualify for inclusion on the Board of Trustees for the Rural Partial County Library, two do not live in the benefit district, and were not eligible.

Chairman Hart then motioned to adopt the resolution recognizing the creation of the LaConner Rural Partial County Library District, and appointing the following persons to the Board of Trustees:

Position #1

VACANT

Term: 1 year, beginning September 28, 1993, and ending September 27, 1994.

**RECORD OF THE PROCEEDINGS**  
**Tuesday, September 28, 1993**  
**Page #4**

Position #2

VACANT

Term: 2 years, beginning September 28, 1993, and ending September 27, 1995.

Position #3

Gail Stebbins  
205 Swinomish Drive  
LaConner, WA 98257

Term: 3 years, beginning September 28, 1993, and ending September 27, 1996.

Position #4

Jean Kane  
699 Wasco Place  
LaConner, WA 98257

Term: 4 years, beginning September 28, 1993, and ending September 27, 1997.

Position #5

Pat Haworth  
215 Swinomish Drive  
LaConner, WA 98257

Term: 5 years, beginning September 28, 1993, and ending September 27, 1998.

The appointment of persons to fill Positions #1 and #2 will await the outcome of a ballot issue scheduled for the November General Election to decide whether the Town of LaConner will annex into the LaConner Rural Partial County Library District. (Resolution #15033)

**MISCELLANEOUS ITEMS.**

- A. 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.

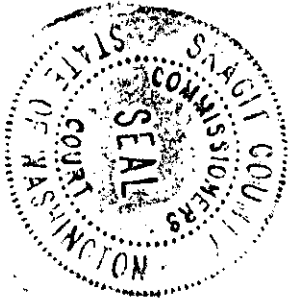
As of this date, September 28, 1993, the Board, by a majority vote, did approve for payment those vouchers included in the above-mentioned list and further described as follows:

- 1) Warrants #97226 through #97363 (Vouchers #97226 through #97363) in the amount of \$771,024.72. Transmittal #R-21-93.

ADJOURNMENT:

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

BOARD OF COUNTY COMMISSIONERS  
SKAGIT COUNTY, WASHINGTON



Robert Hart, Chairman

Robby Robinson, Commissioner

Harvey Wolden, Commissioner

ATTEST:

Stephanie Wood, Clerk  
Skagit County Board of Commissioners