

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

**Tuesday, October 12, 1993**

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

- 1) Signatures - Addendum to San Juan/Fidalgo SEIS Contract.
- 2) Signatures - EIS Comprehensive Plan Land Use Element.
- 3) Capital Facilities Program Orientation.
- 4) Code Enforcement Report.
- 5) Miscellaneous.

The Skagit County Board of Commissioners met in regular session on Tuesday, October 12, 1993, with Commissioners Harvey Wolden and Robby Robinson present. Commissioner Robert Hart's absence was excused.

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

Dave Hough, Director, Planning and Community Development; Kraig Olason, Assistant Director; Gary Christensen, Senior Planner; and Paul Carr, Capitol Facilities Planner, were present.

1) Signatures - Addendum to San Juan/Fidalgo SEIS Contract.

Dave Hough presented an addendum to the contract for the preparation of the Supplemental Environmental Impact Statement regarding the Pointe/Middle Nineties/Seaview subdivisions as proposed by San Juan/Fidalgo Holding Company. The environmental process was placed on hold while San Juan/Fidalgo proceeded through bankruptcy court. The consultant agreement with Parametrix, Inc., will be extended until March 31, 1994. The budget portion of the agreement shall be amended to include a budget total of \$88,976.56. Mr. Hough said that all of the money had been received from San Juan-Fidalgo Holding Company and that he would recommend that the Board sign the Addendum.

Commissioner Robinson asked if, due to the time lapse, there was going to be a difference in the EIS. Commissioner Robinson wondered if some changes to the EIS will be necessary. Mr. Hough replied, yes, they would be looking at the new revision relating to the Comprehensive Plan for the Biz Point area and also above the Pointe. That has already been discussed with the consultant so the dollar amount is firm.

Commissioner Robinson motioned to approve for signature Addendum #1 to Consultant Services Agreement #00914 to Prepare a Draft and Final Supplemental Environmental Impact Statements for San Juan Fidalgo Properties. Commissioner Wolden seconded the motion, which was carried. (Contract #00914)

2) Signatures - EIS Comprehensive Plan Land Use Element.

Mr. Hough reported that David Nemens Associates, Inc., has been hired for the production of the Environmental Impact Statement for the Land Use Designation Element of the Comprehensive Plan. The contract is not to exceed \$20,000. The Scope of Work, which is attached to the General Provisions and made a part of the contract as Exhibit "A", on page 10 indicates that the contractor is to be working with Planning to prepare a detailed schedule and scope of work. They will continue to work to have a final report by October 15. They have been moving on this because of tight timelines and the need to get this work completed and made available to the public for review and comment. This is a County-wide analysis.

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Mr. Hough stated that there was a meeting last Thursday regarding this matter, with 60 people in attendance. A court reporter took verbatim minutes and there will be a transcript available. The public comment period on the Scope is open through Friday of this week. This will provide a great deal of information that staff can utilize and the public can review and comment on.

Mr. Hough added that this work was budgeted for last year and is currently in the budget. After further discussion, Commissioner Robinson approved for signature the Personal Services Agreement, EIS Contract for the Comprehensive Plan, between Skagit County and David Nemens Associates, Inc. not to exceed \$20,000. Commissioner Wolden seconded the motion, which was carried. (Resolution #001799)

### 3) Capital Facilities Program Orientation.

Paul Carr, Capital Facilities Planner, updated the Board on the status of the capital facilities process.

Mr. Carr advised that progress is being made, with a lot of internal discussion on the direction in which to head. As a minimum the County needs to have a 6 year capital facilities plan for transportation, parks and schools, although schools will be integrated from other sources. Those facilities are also eligible for impact fees if the County wants to levy impact fees.

Mr. Carr stated that at the Boards' next meeting they will be receiving a memo outlining the process and status of the program with suggestions for a technical committee to look at impact fees. Whether impact fees would be needed would be a policy issue. Public Works now has a 6-year plan and it is hoped there will be some integration of that with other County projects so there is some consistency between what the County is proposing in the next 6 years with the cities' plans. There should be, at least, some joint sharing of information.

The capital facilities process does need public involvement, and Mr. Carr further reported that they are pushing for the first initial involvement to come from the people on the front line of capital facilities, the paid professionals. Then, after the technical review process, the capital facilities issue should be taken to the public. He cited some of the things that come out of the public review process. It is also important to recognize the cities' plans. For example, Mount Vernon has a six year plan and portions of that plan are appropriate for review and would be looked at in conjunction with County plans. Another issue is how to deal with essential public facilities such as airports, prisons, detention centers and educational projects.

Commissioner Wolden asked about schools. Mr. Carr advised that he met with the Superintendent of the Conway School District recently and will have another meeting soon. They are working on this. He has indicated they will be ready for a bond issue in May. This puts the onus on the County to have an EIS in place by then.

Mr. Hough added that a lot of the work relative to the ordinance has been done and next week they will be coming before the Board with a recommendation for an advisory committee to assist in the process.

Commissioner Robinson stated that two or three years ago the school superintendents were here to discuss this matter. The Board asked them work on developing their own capital facilities plans so that the county could consider development impact fees to support the schools. This was not accomplished at that time.

Commissioner Wolden added that the schools haven't been working on their plans because they didn't know at that time what direction they were going in. He also emphasized that there needs to be an agreement with Mount Vernon.

Commissioner Robinson agreed that there needs to be something County wide.

Mr. Hough said each district is going to be different although the process has to be the same. Organizing an advisory committee is becoming more and more critical.

After further discussion about some of the issues relative to school participation, Mr. Hough said the Planning Department staff would be there to assist them. Commissioner Wolden said there was a tendency to deal with the population increase by reaction rather than by management.

4) Code Enforcement Report.

Mr. Hough presented the Board with the Weekly Code Enforcement Activity Report.

5) Miscellaneous.

- A. Mr. Hough reported. In May interim controls were adopted establishing a minimum lot size of 5 acres in many zoning districts. This interim control will expire on November 24. It is the recommendation of the Planning Department that that date be extended until the Comprehensive Plan relative to land use is completed. This will require another public hearing in order to extend the date. He noted that they will probably be running Planning Commission meetings once a week until it is completed. They don't know, at this time, how many hearings it will take. Mr. Hough recommended that a hearing be established some time in November. The first of February is when the Comprehensive Plan land use amendment will be adopted.

Commissioners Robinson and Wolden requested that Mr. Hough proceed with the public hearing process.

- B. Mr. Hough noted that on November 15 there will be an open house for all of the Comprehensive Plan Citizen Advisory Committees. Commissioner Robinson asked Stephanie Wood to put this on the agenda. Mr. Olason suggested that one of the Commissioners address the group.
- C. The Board approved for signature a resolution to Call for Public Hearing relative to Modification to the Schedule of Charges for the Skagit County Health Department. (Resolution #15053)
- D. Stephanie Wood, Administrative Coordinator, presented a resolution to the Board relative to a voluntary transfer of sick leave. After discussion, Commissioner Wolden motioned to approve for signature a resolution relative to Voluntary Transfer of Sick Leave to Thomas Reyna, an employee of Skagit County District Court. Commissioner Robinson seconded the motion, which was passed. (Resolution #15052)

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

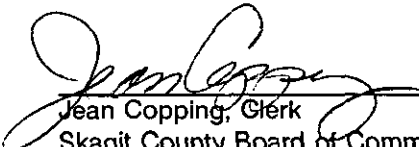


  
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Robert Hart, Chairman

  
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Robby Robinson, Commissioner

  
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Harvey Wolden, Commissioner

ATTEST:

  
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Jean Copping, Clerk  
Skagit County Board of Commissioners