

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

**Tuesday, March 29, 1994**

7:30 a.m. - 8:30 a.m. Commissioners' Staff Meeting.

Flag Salute.

9:00 a.m. - 10:00 a.m. Planning Department - Dave Hough, Director.

- 1) Discussion - Urban Growth Area.
- 2) Discussion - Padilla Bay Program.
- 3) Code Enforcement Report.
- 4) Miscellaneous.

10:00 a.m. - 10:30 a.m. Presentation on Northern State Hospital - Robert A. Bippert, Facilities Planning Manager, State of Washington.

The Skagit County Board of Commissioners met in regular session on Monday, March 29, 1994 with Commissioners Robby Robinson, Harvey Wolden and Robert Hart present.

**PLANNING DEPARTMENT - Dave Hough, Director.**

1. Discussion - Urban Growth Area.

Dave Hough, Planning Director, indicated that this a discussion concerning the draft analyses of the proposed urban growth areas (UGA) for the Cities of Anacortes and Burlington together with the Bayview Independent UGA.

A review of RCW 36.70A.110, commonly referred to as the Growth Management Act (GMA), requires the County to designate urban growth areas within which urban growth shall be encouraged and outside of which growth can occur only if it is not urban in nature. Each city shall be included within an urban growth area (UGA). An urban growth area may include territory that is located outside of a city only if such territory already is characterized by urban growth or is adjacent to territory already characterized by urban growth.

The State also requires that the County include areas and densities sufficient to permit the urban growth that is projected to occur in the County for the succeeding twenty-year period. It also requires that the County consult with each city and each city shall propose the location of an urban growth area. The County must attempt to reach agreement with each of the cities, but if an agreement cannot be reached, the County must justify why it so designated the area an urban growth area.

A review followed on the history of the development of the urban growth areas to date.

The City of Anacortes' map of their proposed UGA was compared to the County's UGA. It was pointed out by Staff that the City of Anacortes has included Fidalgo Bay in their UGA, thus making March's Point contiguous to the current city boundaries. No land connection exists between the City's proposed UGA and the existing city limits. The City of Anacortes has proposed an urban growth area consisting of the commercially and industrially zoned land on Fidalgo island. The City's proposed UGA does not include residential use. The City has determined that approximately 2,000 vacant lots exist within the city limits with considerable acreage remaining. Only 50% of the acreage is considered developable due to environmental constraints such as steep slopes, wetlands, etc. The existing sewer capacity limits growth to 18,300 which

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will provide for the forecasted population expected by the year 2,000. It is the City's position that growth beyond 18,300 is not desirable.

The City of Burlington has proposed an urban growth area consisting of approximately 1,750 acres. Anticipated city zoning for the City's proposed UGA indicated 320 acres of park, open space, cemetery and recreation, 315 acres of commercial and/or industrial, and 1,110 acres of residential. It has been estimated that approximately 30% of the residential and industrial/commercial lands are currently developed. It has been determined that the agricultural land in this area cannot be classified as being long term productive.

This presentation shows what the Cities are proposing and what the County is proposing. Commissioner Robinson pointed out that there is not much difference in the boundaries proposed by each entity. Specifics of the differences between the Cities' and County's designations were reviewed and discussed.

Commissioner Hart indicated that the County proposal is reasonable and defensible. Chairman Wolden concurred.

Commissioner Hart stated that it's time to come to some closure, and to arrive at a decision. If an agreement cannot be reached, then it will be time to go to the Growth Management Hearing Board.

Staff then reviewed with the Board the Bayview Independent Urban Growth Area. This area is interesting in that for over 20 years the area was within the sphere of influence of the City of Burlington. When the Cities and County got together to work on county-wide population, Bayview Ridge was included in the urban growth area of Burlington. Burlington has not opted to include Bayview Ridge in its urban growth area, so the County has included the 3,900 population in the County Plan.

These discussions will continue next week with additional Cities targeted.

2. Discussion - Padilla Bay Program.

Rob Knable, Associate Resource Planner, discussed a draft water quality study recently completed in the Padilla Bay/Bay View Watershed Action Plan. The goals of the study were to collect existing and new water quality data, to identify water quality problems and their causes and ultimately to provide the information to identify appropriate pollution control measures.

Specifics of the results of the water sampling were discussed.

Mr. Knable indicated that a draft plan will be available within the next 3-4 months. He advised that no alarming information was found.

3. Code Enforcement Report.

The Code Enforcement Report was reviewed by the Board.

4. Miscellaneous.

Oscar Graham, Planning Department Staff, reviewed with the Board his attendance last weekend at the Nature Has No Borders conference. He advised that the conference was somewhat academic in its format with speakers presenting papers that will be forwarded to participants in their completed form within sixty days. Mr. Graham noted that although this conference was billed, by many, as a proposal for an

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international park, no specifics relative to boundaries, administration or management were put forward. This notwithstanding, the staggering scale of this non-proposal aroused considerable attention. Most importantly, it was stressed that human beings and their systems need to be considered in resource management systems. Protestors say this as a thinly veiled guise for the Federal Government to control land historically used for recreational purposes. Mr. Graham indicated that the scattered sense among protestors was that control might extend to adjacent lands not currently designated as parks or wilderness areas.

### PRESENTATION ON NORTHERN STATE HOSPITAL - ROBERT A. BIPPERT, FACILITIES PLANNING MANAGER, STATE OF WASHINGTON.

Robert A. Bippert, Facilities Planning Manager, State of Washington, advised the Board he has received a proviso on disposition of the state-owned portion of the Northern State Hospital Facility. The State would like the County to be partners with them in a study to assist in a decision on which direction to take in regards to the development of the old hospital site.

Commissioner Hart indicated that the major negative to development of the site is that the buildings are in disrepair due to a 20-year abandonment. Commissioner Hart further stated that many of the buildings are a liability, and possibly contain asbestos and piping materials that are hazardous. Therefore, the concern of the County is that the teams working on the clean-up should be state teams trained for such a clean-up, which would be more cost effective and safety conscious than hiring a private contractor.

Mr. Bippert stated that he recently had discussions with the Department of Corrections concerning utilization of demolition crews from Purdy's Women Prison. Preliminary discussions indicated the buildings might be used as a test case for Job Corp. funding and Purdy crews. Mr. Bippert stated that this is a \$10,000,000 liability problem for the State to provide for safe removal and clean-up of the facilities.

Commissioner Hart stated that once the liability is removed, there is considerable residual value of the site for the State and County. Job Corps. is still interested in the property, either through ownership or leasing options. Commissioner Hart indicated that several entities had let the County know they want to maintain their status on the site. The next biggest hurdle seems to be the heating system, according to Commissioner Hart. Mr. Bippert stated that in regards to the heating system, an energy study stated that the boiler system is still the most efficient way to heat the facility, and it would be difficult to obtain funding to upgrade this system.

Chairman Wolden stated that this is a budget driven decision and that the facilities are very usable. Chairman Wolden further indicated that the Job Corps. training program at Northern State is viable to keep in the County, whether those trained stay in the County or move elsewhere. Commissioner Robinson emphasized the need to preserve jobs, and stressed the importance of these programs to the Eastern portion of the County. Commissioner Robinson further stated that how we address the liability at Northern State is also a major concern.

Mr. Bippert confirmed that the State views this facility as an asset and wants to work in partnership with the County in further developing and maintaining the facility.

Chairman Wolden pointed out that it is very important to get the name changed on signage as soon as possible, from Northern State Hospital to North Cascade Multi-Service Center.

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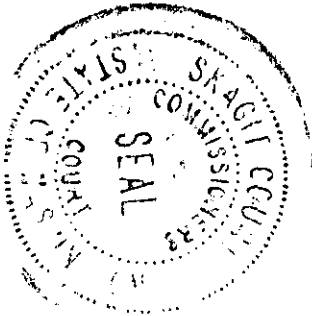
Commissioner Hart indicated that the County is very willing to assist with contacting legislators or the governor's staff to stress the importance of this project. The Board advised that the local Advocacy Committee and the City of Sedro Woolley would be great contacts for the State to make as the State is mandated to consult with the local community. Mr. Bippert indicated his desire to put together a tour of the site for members of the Capitol Budget committee so that they can identify with the potential of the site.

The Board indicated that every year the State proposes studies on the site, followed by debates in the legislature, and formation of local advocacy committees. It is the Board's contention that it is time to make a long-term commitment to developing and cleaning up this site, and to get on with the work at hand.

**ADJOURNMENT:**

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

BOARD OF COUNTY COMMISSIONERS  
SKAGIT COUNTY, WASHINGTON



  
Harvey Wolden, Chairman

  
Robby Robinson, Commissioner

  
Robert Hart, Commissioner

ATTEST:

  
Patti J. Owen, Clerk  
Skagit County Board of Commissioners