

**RECORD OF THE PROCEEDINGS
SKAGIT COUNTY BOARD OF COMMISSIONERS
Tuesday, January 23, 1996**

- 7:30 a.m. - 8:30 a.m. Commissioners' Staff Meeting.
- 8:30 a.m. - 9:00 a.m. Work Session - Operations Division Manager/District Maintenance Supervisors.
- Flag Salute.
- 9:00 a.m. - 10:00 a.m. Planning & Permit Center - Roxanne Michael, Director.
- 1) Discussion - Review of Critical Areas Timeline and Review of January 22, 1996, Planning Commission Meeting.
 - 2) Discussion - Recap of All Hands Staff Meeting held January 5, 1996.
 - 3) Miscellaneous.
- 10:00 a.m. - 10:15 a.m. Consideration - Resolution Approving an Agricultural Variance for Summersun Greenhouse Co., 400 E. College Way, Mount Vernon (AGV 95-050).
- 10:15 a.m. - 11:00 a.m. Work Session - Review of 1995 Solid Waste Activities and Review of Tasks for 1996.
- 1:30 p.m. - 3:30 p.m. Work Session - Comprehensive Plan Review.

The Skagit County Board of Commissioners met in regular session on Tuesday, January 23, 1996, with Commissioners Ted W. Anderson, Harvey Wolden and Robert Hart present.

PLANNING & PERMIT CENTER - Roxanne Michael, Director.

1. **Discussion - Review of Critical Areas Timeline and Review of January 22, 1996, Planning Commission Meeting.**

Oscar Graham, Planning Staff, confirmed that the time line is reported that at the Monday, January 22, 1996, meeting, 50 people testified against the ordinance and none testified in favor of the ordinance. Mr. Graham stated that it was very clear at this meeting that there was opposition from both sides of this issue. Mr. Graham pointed out that both the developers and the environmentalists strongly disapproved of the ordinance.

Mr. Graham informed the Board of four issues that seemed to be of public concern.

- 1) The use of map resources. Mr. Graham reported that most people commented on the inadequacy of the maps.
- 2) Exemptions - Mr. Graham also stated that the Exemption issue was contentious and although both sides expressed their concern, the environmentalists focused on the agricultural exemptions.
- 3) Use of qualified professionals - Mr. Graham noted that the comments heard in this regard were of concern that the County did not have adequate staff to make accurate determinations in regard to critical areas.
- 4) Use of administrative discretion - Based on testimony, Mr. Graham observed a general concern in this area.

Mr. Graham alerted the Board to his concern as to how the Planning Commission will move forward next Monday evening, as some issues can be addressed, however, questioned whether these could be resolved in one evening.

Commissioner Hart responded to the issue of map resources and pointed out that extensive mapping would require tremendous funding. Commissioner Hart expressed his disapproval of putting this burden on the taxpayer. Commissioner Hart continued to discuss the aspect of in-house training in this regard and the directive to comply with regulations, without any funding.

Mr. Graham discussed the concept of utilizing the maps for site specific assessments and predicted that these could not be accomplished merely by what is illustrated on paper, as on a map.

Chairman Anderson noted that trying to gage the Growth Hearing Board's response is difficult, however, Chairman Anderson stated his suspicion that the Growth Hearings Board will possibly turn down anything the County submits.

Mr. Graham reminded the Board that a Resolution has been signed directing the Planning Commission to proceed with this Comp Plan. A discussion ensued.

Roxanne Michael, Director, stated that the actual implementation of the proposed ordinance might not be that different than what is currently in place, unless single family residences are included. Ms. Michael stated that the fear level on this issue might possibly be higher than necessary.

A discussion ensued in regard to the implementation and appeal process.

A discussion continued in regard to identifying single family residences and the aquifer recharge area and Chairman Anderson stated his disapproval of the aquifer within his district, stating his concern of the effect on his constituents.

The discussion continued further in this regard and in regard to the proposed buffer zones.

Tom Karsh, Planning Staff, commented on the concept of predictability. Mr. Karsh stated that last night clearly indicated there is currently uncertainty and it appears that the ordinance does not pass the predictability test on either side of the issue. Mr. Karsh emphasized that it is crucial that whatever we end up with in the end, should be able to pass the predictability test.

Commissioner Hart urged the passing of the critical areas ordinance and the Comprehensive Plan, even though not perfect. Commissioner Hart urged implementation of something we can at least live with, and then if it doesn't work, we could go back and correct it at this time, as this might be a continuing situation.

2. Discussion - Recap of All Hands Staff Meeting held January 5, 1996.

Ms. Michael stated that the critical areas and comp plan has consumed much staff time all time, limiting the time available for the recent reorganization issue.

Ms. Michael reported that the staff meeting had good interaction with everyone in attendance and mentioned that structure and goals were discussed. Ms. Michael stated that people seemed to be working well together and it is going well, in spite of the all the work on the comp plan.

3. Miscellaneous.

1. Mr. Karsh mentioned that on Tuesday, February 6, 1996, there will be a work session to review a couple of ordinances and the Comprehensive Plan. It was restated that February 12, 1996, is the target date for adoption of the Comprehensive Plan.
2. Mr. Karsh reported that since the Interim Controls Ordinance was lifted, there has been a total of 10 applications, most of which would have been submittable without the lifting of the Ordinance. Mr. Karsh stated that he did not notice an increase since the removal of this Ordinance.

CONSIDERATION - RESOLUTION APPROVING AN AGRICULTURAL VARIANCE FOR SUMMERSUN GREENHOUSE CO., 400 E. COLLEGE WAY, MOUNT VERNON, (AGV 95-050).

Jim Cahill, Planning Staff, stated that Planning recommends approval of the above referenced variance.

Commissioner Wolden made a motion to approve the Resolution, as presented. Commissioner Hart seconded the motion and it passed unanimously. (Resolution #16034).

MISCELLANEOUS.

1. Patti Chambers, Administrative Coordinator, presented a Memorandum of Agreement with Commonground effective January 1, 1996, to December 31, 1996. Commissioner Hart made a motion to approve the agreement, as presented. Commissioner Wolden seconded the motion and it passed unanimously. (Contract #02764).
2. Ms. Chambers presented a Personal Services Agreement with Skagit Preschool and Resource Center (SPARC), for the term of May 2, 1995, until terminated to provide therapy services for children, compensation in the amount of \$3,000 for therapy services. Commissioner Hart made a motion to approve the agreement, as presented. Commissioner Wolden seconded the motion and it passed unanimously. (Contract #02765).
3. Ms. Chambers presented a Memorandum of Understanding with GTE, Northwest, to provide a building at no cost, commencing on January 6, 1996, for the purpose of a Disaster Recovery Workshop Center for the period of four to six weeks. Commissioner Hart made a motion to approve the Memorandum, as presented. Commissioner Wolden seconded the motion and it passed unanimously. (Contract #02766).

ADJOURNMENT.

Chairman Anderson made a motion to adjourn the proceedings. Commissioner Wolden seconded the motion and it passed unanimously.

BOARD OF COMMISSIONERS
SKAGIT COUNTY, WA



Ted W. Anderson

Ted W. Anderson, Chairman

Harvey Wolden

Harvey Wolden, Commissioner

Robert Hart

Robert Hart, Commissioner

ATTEST.

Debby Sims

Debby Sims, Clerk
Skagit County Commissioners