

**RECORD OF THE PROCEEDINGS
SKAGIT COUNTY BOARD OF COMMISSIONERS
Tuesday, August 6, 1996**

- 7:30 a.m. - 8:30 a.m. Commissioner's Staff Meeting.
Flag Salute.
- T 9:00 a.m. - 10:00 a.m. Planning & Permit Center - Roxanne Michael, Director.
1) Discussion - Update on Flood Hazard Mitigation Grant with State Department of Emergency Management.
2) Discussion - Update on July 30th Planning Commission Meeting regarding amended Flood Damage Ordinance as required by Federal Emergency Management Agency.
3) Discussion - Update on Natural Resource Lands.
4) Miscellaneous.
- 10:00 a.m. - 10:15 a.m. Consideration of Hearing Examiner's Recommendation for Denial of an Agricultural Variance request of Mount Vernon Christian School for property located at 1671 Britt Road, Mount Vernon (No. AG-96-0126).
- 10:15 a.m. - 10:30 a.m. Consideration of Hearing Examiner's Recommendation for Approval of Timber Open Space application of Seaway Hollow Association for property located at 426 Seaway Drive, Guemes Island (No. OT-96-0164).
- 11:00 a.m. - 11:30 a.m. Work Session - Farm-To-Market Road Improvements between Ovenell Road and Bayview Road.

The Skagit County Board of Commissioner met in regular session on Tuesday, August 6, 1996, with Commissioners Ted W. Anderson, Harvey Wolden and Robert Hart present.

PLANNING & PERMIT CENTER - Roxanne Michael, Director.

1. Discussion - Update on Flood Hazard Mitigation Grant with State Department of Emergency Management.

Roxanne Michael, Director, introduced Corey Schmidt, Assistant Building Official, who gave a brief update on the application for the flood hazard mitigation grant. Mr. Schmidt advised that the due date for the grant is October 4. The Board was advised that a phone survey and letter survey will be completed to determine the level of interest in the potential purchase and sale of property through this grant.

Upon query from the Board, Mr. Schmidt advised that this grant could be used to either buy-out property or mitigate potential flood hazards.

Chairman Anderson asked about the criteria used for determining whether property qualifies for mitigation such as elevating buildings.

Commissioner Hart indicated that he feels the County should definitely look to this grant for funding to assist those County residents needing remedies within flood hazard zones. Mr. Schmidt advised that the public process would begin September 4. Prioritization of projects will definitely be required depending upon the amount of grant funds received. Commissioner Hart noted the possibility of using the grant funding for leverage on future monies that may become available from other sources.

2. Discussion - Update on July 30th Planning Commission Meeting regarding amended Flood Damage Ordinance as required by Federal Emergency Management Agency.

Mr. Schmidt advised that a public hearing was held in this regard on July 30. From this input, some minor amendments will be made to the Flood Damage Ordinance. FEMA had agreed to the County's proposed amendments with one addition. The Planning Commission agreed to this amendment. Shortly thereafter, another letter was received from FEMA stating that the entire ordinance is not acceptable. Mr. Schmidt briefly explained his confusion over the positions of FEMA. The Board expressed their concern over setting precedence that recreational vehicles become some sort of permanent dwelling units. This is contrary to the intent of our Flood Damage Ordinance.

Commissioner Anderson indicated the need to proceed quickly to avoid the cancellation of flood insurance for the citizens of Skagit County. Mr. Schmidt advised that he would be working diligently to obtain clarification or some sort of determination from FEMA.

3. Discussion - Update on Natural Resource Lands.

Gary Christensen, Senior Planner, reviewed with the Board the Planning Commission recommendations on the Natural Resource Lands criteria and development regulations. There is tentatively scheduled a study session next Tuesday, August 13, to discuss in detail the relevant maps and ordinance language regarding the development language.

Commissioner Hart explained several areas of concern that he felt needed to be addressed during the upcoming work session. Commissioner Hart stated that he would like to entertain a public comment period on the changes proposed by the Planning Commission, but did not feel it is necessary to hold another public hearing.

Commissioner Anderson indicated his desire to hold an additional public hearing as public hearings are learning experiences for both the Board and the general public.

Commissioner Wolden stated that there are enough issues with the proposed map to justify another public hearing to gather input from the community at large.

Commissioner Wolden moved to hold a public hearing on the Natural Resource Lands Ordinance to take further testimony on the changes that have been proposed and discussed. Commissioner Hart seconded the motion. Upon a vote, Commissioners Anderson and Wolden voted aye, Commissioner Hart voted nay. The motion passed to hold an additional public hearing on the Natural Resource Lands Ordinance.

Staff will comply with all meeting notices and advise the Board of the earliest possible date for such a public hearing.

4. Miscellaneous.

- A. Ms. Michael reviewed with the Board a listing of Short Plats.
- B. The Board approved the short plat of Big Lake Heights.

Consideration of Hearing Examiner's Recommendation for Denial of an Agricultural Variance request of Mount Vernon Christian School for property located at 1671 Britt Road, Mount Vernon (No. AG-96-0126).

Grace Roeder, Planning Department Staff, briefly gave the Board a review of the situation with the Mount Vernon Christian School and advised that the Planning and Permit Center have recommended denial of the request. The Hearing Examiner has also recommended denial.

Commissioner Wolden stated that he feels this variance should be granted. Commissioner Wolden moved to grant the variance on behalf of the Mount Vernon Christian School based on the fact that there is two-party ownership of the parcel and that such a variance will better delineate the active agricultural area from the nonactive agricultural area. Commissioner Hart seconded the motion, and the motion passed unanimously. A Resolution will be prepared by Staff and presented to the Board at a later date.

Consideration of Hearing Examiner's Recommendation for Approval of Timber Open Space application of Seaway Hollow Association for property located at 426 Seaway Drive, Guemes island (No. OT-96-0164).

Marge Swint, Planning Department Staff, briefly reviewed the timber open space application of Seaway Hollow Associates. Commissioner Hart moved to approve the application as presented by Staff. Commissioner Wolden seconded the motion, and it passed unanimously. (Resolution No. 16252)

MISCELLANEOUS.

Tim Holloran, Director of Senior Services, reviewed with the board a recommendation from Blythe Plumbing & Heating for replacement of the existing gas fired boiler heating boiler and system components at the Mount Vernon Senior Center in the amount of \$15,500. Various funding options were discussed. Commissioner Wolden moved to go out for bids as outlined by Mr. Holloran. Commissioner Hart seconded the motion, and it passed unanimously.

ADJOURNMENT.

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


BOARD OF COMMISSIONERS
SKAGIT COUNTY, WASHINGTON



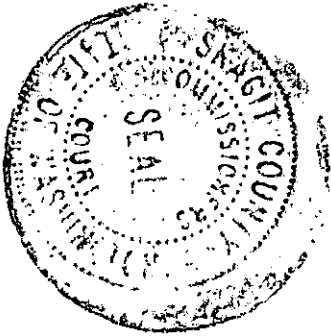
Ted W. Anderson, Chairman



Harvey Wolden, Commissioner



Robert Hart, Commissioner



ATTEST.



Debby Sims, Clerk
Board of Commissioners