

**RECORD OF THE PROCEEDINGS**  
**SKAGIT COUNTY BOARD OF COMMISSIONERS**  
**Tuesday, October 1, 1996**

7:30 a.m. - 8:30 a.m.	Commissioner's Staff Meeting.
8:30 a.m. - 9:00 a.m.	Parks Department - Jon Aarstad, Director. 1) Discussion - Northern State Recreation Area Project Proposal. 2) Discussion - Skagit River Railway. 3) Miscellaneous.
9:00 a.m. - 10:00 a.m.	Planning & Permit Center - Roxanne Michael, Director. 1) Signature - Hazard Mitigation Grant Application. 2) Continued Discussion and Possible Board of County Commissioner Direction to the Planning & Permit Center regarding Processing of Applications filed on Properties affected by the Invalidity Order from the Growth Management Hearings Board. 3) Miscellaneous.
10:00 a.m. - 10:15 a.m.	Consideration of Hearing Examiner's Approval of Timber Open Space Application of Jill Holdal, for property located at 2424 Walker Valley Road, Mount Vernon (OT 96-130).
Budget Work Sessions: 10:30 a.m. - 11:00 a.m. 11:00 a.m. - 11:15 a.m.	Records Management. Hearing Examiner.
11:15 a.m. - 11:30 a.m.	Proclamation - 4-H Week in Skagit County, October 6 - 12, 1996.
Budget Work Sessions: 1:30 p.m. - 2:30 p.m. 2:30 p.m. - 3:30 p.m.	Sheriff. Planning & Permit Center.

The Skagit County Board of Commissioners met in regular session on Tuesday, October 1, 1996, with Commissioners Ted W. Anderson, Harvey Wolden and Robert Hart.

**PARKS DEPARTMENT - JonAarstad, Director.**

1. Discussion - Northern State Recreation Area Project Proposal.

Jon Aarstad presented the proposed development of a RV Facility and indicated the location on a map shown to the Board. The proposal contains a large camping facility as a catalyst to a future development by Pacific Recreation Group, Inc. The group would be responsible for design, permits, site development, and management. Mr. Aarstad asked the Board for approval to proceed with this project and that he, with the Boards direction, would continue review of the project with the Chief Civil Deputy.

Vernon Barr, representing the Economic Development Committee from Sedro Woolley, expressed on behalf of his organization, their belief that the Northern State Facility is a diamond in the rough and stated support of the project, however, expressed concern that the RV Facility might not fit into the master plan. Mr. Barr stated that it should be certain that this plan is not being short-sited in the development of the community and indicated that the committee would like to come up with a plan in conjunction and expanding on this multi-use facility.

Doyle McClure, Sedro Woolley, asked what measures have been taken to ensure that the citizens are informed of this project, as it will surely have an impact on taxes. Chairman Anderson stated that tax dollars are not anticipated in being used for this project. Mr. McClure reiterated that the citizens of the county should be informed of this project and mentioned that previous survey had been developed that should be again reviewed.

Mr. Aarstad stated that this package is included in a master plan that was developed earlier to accomplish an overall multi-use facility of this type and that the survey is part of the comprehensive plan that is in process.

Commissioner Hart expressed some concern in regard to the centralization of the multi-use facility and the need to address the parking issue.

Mr. Aarstad reviewed the aspects of the proposal in regard to location of an environmental center, walking and nature trails, cultural and meeting pavilions.

Chairman Anderson stated his support of taking the next step of this project, but to keep in mind the vision of the majority and keeping the development in line with the overall plan.

The Board expressed concern of the location of the multi-use facility and Mr. Aarstad stated that their concerns would be dealt with. Commissioner Hart discussed the amount of area below the road and the possibility of the multi-use center being relocated.

Mr. Aarstad stated he would proceed with the certain concerns of the Board being addressed.

## 2. Discussion - Skagit River Railway.

Mr. Aarstad stated that a letter was received from Mr. Doug Sorenson, Skagit River Railway, to use an existing garage at site near Concrete to house their engine and cars and develop a historical display. Mr. Aarstad stated that after discussion with legal counsel and some research, it was determined that there was a prior lease in place between this organization and Burlington Northern which was signed in 1973. Mr. Aarstad stated that because the County indicated they would honor pre-existing contracts, his recommendation would be to initiate a permit to allow this usage, realizing that their efforts will be to provide a public historical display. Mr. Aarstad stated that on the original lease with Burlington Northern, there was a required fee of \$450. This was discussed further and it was determined that if Skagit River Railway could provide \$1,000,000 of liability insurance, the County would not require the \$450 lease fee.

Commissioner Wolden made a motion to allow use of the property to Skagit River Railway provided they will carry \$1,000,000 in liability insurance and pay \$1 (one dollar) as a lease fee. Commissioner Hart seconded the motion and it passed unanimously.

## PLANNING & PERMIT CENTER - Roxanne Michael, Director.

Roxanne Michael introduced Jack Moore, a ¾ position inspector.

### 1. Signature - Hazard Mitigation Grant Application.

Corey Schmidt presented an update on the Hazard Mitigation Grant, stating that this will be sent in on Friday. Mr. Schmidt stated that 360 letters were mailed to frequently flooded properties east of Sedro Woolley with 54 positive responses. A public meeting was also held in Concrete with approximately 100 people present with an almost unanimous response that the buy-out option was the best alternative, second to moving structures out of the flood areas. Based on that information, Mr. Schmidt indicated that he has made 44 site visits to properties of people who are definitely interested in selling property. Mr. Schmidt stated that due to lack of funding to cover everyone, buy-out prospects would be prioritized by determining those most susceptible to erosion and other conditions. Mr. Schmidt mentioned that the U. S. Forest Service is also supporting this program. The County match will be \$187,000 and Mr. Schmidt stated that this has been discussed with Budget/Finance Director, Mike Woodmansee.

Commissioner Hart stated it is important to submit this grant application to assist the flood affected properties.

Mr. Schmidt will be signing the documents as grant manager. The Board commended Mr. Schmidt on his work on this project.

### 2. Continued Discussion and Possible Board of County Commissioner Direction to the Planning & Permit Center regarding Processing of Applications filed on Properties affected by the Invalidity Order from the Growth Management Hearings Board.

Mr. Karsh mentioned that this matter was discussed last week with the Board and based on the Boards request, Planning would continue processing land use applications in a manner consistent with the requirements and restrictions adopted by the Board in response to the February 7, 1996, invalidity order. Mr. Karsh reviewed and discussed those restrictions in regard to 1) the creation of new lots by subdivision, planned unit developments or other land use applications, 2) building permit applications for commercial/industrial projects will not be accepted or processed if the project requires the extension or enlargement of water or sewer service from a city or special purpose district after March 6, 1996, 3) a request for

determination of legal lot of record (lot certification) under SCC 14.04.190 (5) will require aggregation to a minimum lot size of one (1) acre, 4) rezones and comprehensive plan amendment requests to any invalidated zoning district will not be accepted, 5) residential development (and development accessory to residential use) will continue to be allowed on legal lots of record existing prior to February 7, 1996, and 6) all land use and building permit applications (except that for residential development) will not be accepted unless the applicant submits an executed disclaimer form to the Planning and Permit Center acknowledging that any permit or land use approval issued while the GMHB Invalidation Order is in effect may not be valid depending upon the outcome of the pending court appeal and waiving any claim against Skagit County in the event the appeal is unsuccessful and the applicant is required to abate any development activity he may have undertaken as a result of the granting of the permit.

Commissioner Wolden commented that applicants should be made aware that this only applied until the invalidity is lifted.

A discussion ensued in regard to the disclaimer and Commissioner Hart stated that he is not interested in another Resolution or Ordinance, however, would be glad to make a motion for staff to continue using this criteria.

Commissioner Hart made a motion directing staff to continue to use this criteria in processing applications, with the exception of corrections to be made in Item 1(c) to read "...create all lots five (5) acres (1/128<sup>th</sup> of a section) or larger, in size" and in Item 6, adding a sentence to state "Indicate on permit that disclaimer has been required" to ensure continuity. A warning notice, approved by the Planning and Permit Center and the Prosecuting Attorney, shall be placed on all permits, decisions, and approvals subject to invalidation. Commissioner Wolden seconded the motion and it passed unanimously.

**CONSIDERATION OF HEARING EXAMINER'S APPROVAL OF TIMBER OPEN SPACE APPLICATION OF JILL HOLDAL, FOR PROPERTY LOCATED AT 2424 WALKER VALLEY ROAD, MOUNT VERNON (OT 96-130).**

Marge Swint, Planning, presented the above referenced application. Commissioner Wolden made a motion to approve the Resolution, as presented. Commissioner Hart seconded the motion and it passed unanimously. **(Resolution No. 16314).**

**PROCLAMATION - 4-H WEEK IN SKAGIT COUNTY, OCTOBER 6 - 12, 1996.**

The Board presented a Resolution proclaiming October 6 through 12, 1996, as "4-H Week" in Skagit County to staff of the Cooperative Extension office. Commissioner Hart read the Resolution into the record, which urged the citizens of Skagit County to encourage and support the work of the 4-H Clubs. **(Resolution No. 16315).**

**ADJOURNMENT.**

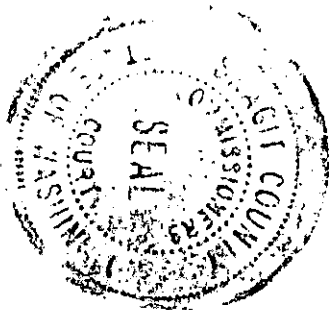
Chairman Anderson made a motion to adjourn the proceedings. Commissioner Hart seconded the motion and it passed unanimously.

BOARD OF COMMISSIONERS  
SKAGIT COUNTY, WASHINGTON

  
Ted W. Anderson, Chairman

  
Harvey Wolden, Commissioner

  
Robert Hart, Commissioner



ATTEST.

  
Debby Sims, Clerk  
Board of Commissioners