

**RECORD OF THE PROCEEDINGS  
SKAGIT COUNTY BOARD OF COMMISSIONERS  
Tuesday, September 28, 1999**

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|------------------------------|---|
| 7:30 a.m. – 8:30 a.m.        | Commissioners' Staff Meeting.                                 |
| 8:30 a.m. – 9:00 a.m.        | Work Session – Planning & Permit Center Work Program.         |
| *T 9:00 a.m. – 9:30 a.m.     | Discussion – Invoking the Housing Cooperation Act.            |
| 10:00 a.m. – 11:00 a.m.      | Executive Session – Personnel, Litigation & Land Acquisition. |
| 11:00 a.m. – 11:30 a.m.      | Bid Opening – Weigh Scale at Sauk Transfer Station.           |
| <u>Budget Work Sessions:</u> |   |
| 1:00 p.m. – 1:15 p.m.        | Treasurer.  |
| 1:15 p.m. – 1:30 p.m.        | Historical Society.   |
| 2:00 p.m. – 2:30 p.m.        | Cooperative Extension.  |
| 2:30 p.m. – 2:45 p.m.        | Pest Control (Apple Maggot).                                  |
| 2:45 p.m. – 3:00 p.m.        | Boundary Review Board.  |
| *T 3:30 p.m. – 4:00 p.m.     | Proclamation – 4H Week in Skagit County, October 3-9, 1999.   |

The Skagit County Board of Commissioners met in regular session on Tuesday, September 28, 1999, with Commissioners Ted W. Anderson, Harvey Wolden and Robert Hart present.

**DISCUSSION – INVOKING THE HOUSING COOPERATION ACT.**

Mike Youngquist explained the reason he had come before the Board was to discuss the need for farmworker housing and seasonal migrant housing. He asked the Board to invoke the Housing Cooperation Act and discussed the resultant ramifications thereof. He noted those present in the audience including Brian Thane from the Housing Authority, Bob Rose from Skagitonians to Preserve Farmland, representatives from the Community Action Agency, and Corinne Story from the County Health Department.

Mr. Youngquist reviewed a map detailing the exact location of the proposed housing project. He reviewed the boundaries of Burlington's urban growth area and city limits relative to the proposed site.

He discussed the need for housing for seasonal farmworkers. He stated that over the years he has experienced every problem in this regard, including racism, private landowners raising rent to migrants, tenants leaving facilities in shambles, and other experience from all sides of the issue. He reviewed various articles in newspapers state-wide discussing this need. Mr. Youngquist indicated that he has been working on various committees over the last 20 years trying to improve this situation.

Mr. Youngquist next reviewed the provisions of The Housing Cooperation Law was reviewed. He stated that the law is unique in that it gives final say to local authorities once it is invoked. Examples of such abilities include overriding building and zoning codes, providing money for streets and bonding, and making it possible for such low-income housing to become available.

Mr. Youngquist stated that he is asking the City of Burlington to extend the sewer to the proposed site. He indicated that the City has not yet determined whether they will do this. If they do not, indications are that the site will perk, and septic tanks will be installed. This alternative would mean that a majority of the land would need to be used for drainfields. Mr. Youngquist stated that the City is waiting for the Commissioners to make several

decisions, including invoking of the Housing Cooperation Act, before they will commit to extending the sewer to the site.

Mr. Youngquist stated that there are powers that he is not asking the Board to invoke, including building codes and floodplain requirements. He also stated that the concerns of the neighbors need to be addressed and mitigated to lessen any future problems. He stated that if the Board deems that there is an overriding need and justification, they should take action to invoke The Housing Cooperation Act. He discussed the particulars of the proposed housing.

He stated that he would like to meet with the Planning Department to address certain issues and present such issues to the Board for a determination. These would include:

1. The issue of requiring a short plat for this type of unit on a parcel under 40 acres.
2. The need to allow the sewer to extend outside of an urban growth area, which will affect both Burlington and the County.
3. If the sewer is not extended, allow septic tanks to be installed if such installation meets all health and safety concerns.
4. Eliminate the need for a special or conditional use permit.

He stated that Tom Karsh, Planning Department Director, has recommended that the SEPA process be followed so that the public has an opportunity to voice concerns and mitigation measures can be instituted.

In conclusion, Mr. Youngquist asked the Board to implement The Housing Cooperation Act by passing a Resolution directing the Planning Department and Housing Authority to report back to the Board.

Commissioner Hart confirmed that RCW 35.83.010 is only applicable to Housing Authorities. Mr. Thane from the Housing Authority concurred that RCW 35.83.010 is only applicable to Housing Authorities.

A discussion ensued on the preference to have the sewer extended to this site rather than installing septic tanks, together with the particulars of the property in question.

Commissioner Hart indicated that he is encouraged to see the Housing Authority stepping forward as there are many affordable housing needs in Skagit County.

Commissioner Anderson stated that one of the goals of the Growth Management Act was to provide affordable housing, but that the law itself prohibits affordable housing. He indicated that several people have talked to him about the impact of affordable housing on schools, but it was his belief that the vast majority of the people who would live in such housing have already integrated their children in the school systems. He stated that in Skagit County we should be moving past the point of different classes of people. He stated that many of these families are permanent residents, are involved in communities, pay taxes and shop locally. However, their income level makes it impossible for them to afford a decent house.

Mr. Youngquist spoke to the fact that the Housing Authority has agreed to approach the school district and pay any needed mitigation fees, as well as to the fire district to compensate for the amount the district would not receive in property taxes.

Chairman Anderson stated that when you are on the lower level of the economic scale, there are insurmountable problems and there will always be controversial issues.

A lengthy discussion ensued on particulars of the project, the impact to the surrounding community, and the efforts to save agricultural areas and jobs.

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Gary Christensen, Planning Department Assistant Director, stated that the Department is supportive of trying to assist and find suitable sites for affordable housing and applauds Mr. Youngquist for his efforts in this regard. He stated that the Department has met with parties who had a project in the Burlington area and have had informal discussions, but no formal proposals have come forward. Currently, a proposal in the Burlington area would require a Special Use Permit, Short Plat, and other land use approvals. Mr. Christensen indicated that in invoking the Housing Cooperation Act, there are a number of legal land use planning issues that come to the forefront, those being the applicability of the Growth Management Act, Environmental Protection Act, and other laws. Mr. Christensen indicated that it would be the Department's recommendation that the Board seek a legal opinion to sort out the implications of invoking the Housing Cooperation Act.

Brian Thane, Housing Authority, spoke to the issue of timing. He stated that this has been a long effort by a number of parties to develop affordable housing, and that now there are unique opportunities to serve farmworker families. He stated that financing opportunities might be lost if action is not taken in the near future.

Chairman Anderson stated that the Board would move forward and attempt to meet the timelines of the Housing Authority.

**BID OPENING – WEIGH SCALE AT SAUK TRANSFER STATION.**

Robin LaRue, Public Works Solid Waste Division, opened the following bids:

Fairbanks Scales, Inc.  
2632 S.E. Steel Road  
Portland, Oregon  
Bid bond enclosed.  
\$30,728.39

Powell Scale Company  
39120 W. Scio  
Scio, Oregon  
Bid bond enclosed.  
\$30,992.50

Unitec Corporation  
358 Upland Drive  
Seattle, WA  
Cashier's check for bid deposit.  
\$32,334.61

Pacific Industrial Scale Co., Ltd.  
9111 River Drive  
Richmond, B.C., CANADA  
Cashier's check for bid deposit.  
\$25,142.86

Mr. LaRue stated that the engineer's estimate was \$33,500.

Mr. LaRue advised that the bids would be reviewed and a bid award recommendation would be forthcoming by next week.

**PROCLAMATION – 4H WEEK IN SKAGIT COUNTY, OCTOBER 3-9, 1999.**

John Yengich, 4H Coordinator for Skagit County, stated that there has been a 14% increase in enrollments in the County's 4H Program. He stated that Skagit County will host the State 4H Forum in 2000.

Several of the 4H members spoke regarding the activities of their various clubs.

Commissioner Hart read the Proclamation into the record and moved for its adoption. Commissioner Wolden seconded the motion, which passed unanimously.

**MISCELLANEOUS.**

1. Staff presented for the Board's consideration an Agreement among Skagit County Commissioners, the Sheriff of Skagit County, and Sheriff's Office Support Staff represented by Service Employees International Union, Local 120. The Agreement will run through December 31, 2001. Commissioner Hart moved to approve the Agreement as presented. Commissioner Wolden seconded the motion, which passed unanimously. **(Contract No. 04607)**
2. Staff presented, on behalf of Youth and Family Services, a Personal Services Agreement with Judy McKellar to provide group facilitation for an office retreat to develop mission statements for the Juvenile Probation Division of Youth and Family Services. Compensation is \$900, a one-time fee, for the retreat to be held on September 29, 1999. Commissioner Hart moved to approve the Personal Services Agreement and Commissioner Wolden seconded the motion. The motion passed with a unanimous vote. **(Contract No. 04608)**
3. Vouchers audited and certified by the auditing officer as required by R.C.W. 42.24.080, and those expense reimbursement claims certified as required by R.C.W. 42.24.090, have been recorded on a listing, which has been made available to the Board.

As of this date, September 28, 1999, the Board, by a majority vote, did approve for payment those vouchers included in the above-mentioned list and further described as follows:

Warrant 54041 from Clearing Fund 696 in the total dollar amount of \$4,770.05 (Transmittal No. C-72-99).

ADJOURNMENT.

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

BOARD OF COMMISSIONERS  
SKAGIT COUNTY, WASHINGTON



*Ted W Anderson*  
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Ted W. Anderson, Chairman

*Harvey Wolden*  
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Harvey Wolden, Commissioner

*Robert Hart*  
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Robert Hart, Commissioner

ATTEST:

*Patti J. Chambers*  
\_\_\_\_\_  
Patti J. Chambers, Clerk of the Board  
Skagit County Board of Commissioners