

**RECORD OF THE PROCEEDINGS
SKAGIT COUNTY BOARD OF COMMISSIONERS
TUESDAY, MARCH 15, 2005**

- *T 9:00 a.m. – 10:00 a.m. Planning & Development Services – Gary Christensen, Director
1. Discussion/Possible Action – Resolution Waiving Fees for Repair of Flood Damages
 2. Discussion – Skagit Valley Tulip Festival Update and Department Coordination
 3. Update – State of the Department
 4. Miscellaneous
- 10:00 a.m. – 11:00 a.m. Executive Session – Personnel, Litigation and Land Acquisition
- 6:30 p.m. Public Meeting – Skagit Instream Flow Rule (Skagit Valley College Cafeteria – 2405 East College Way, Mount Vernon)

The Skagit County Board of Commissioners met in regular session on Tuesday, March 15, 2005, with Commissioners Don Munks, Kenneth A. Dahlstedt and Ted W. Anderson present.

PLANNING & DEVELOPMENT SERVICES – GARY CHRISTENSEN, DIRECTOR

1. Discussion/Possible Action – Resolution Waiving Fees for Repair of Flood Damages.

Bill Dowe, Building Official, asked the Board to sign a Resolution waiving permit fees for flood mitigation and repairs. He indicated that the Commissioners signed the same type of resolution in October, which had an effective life of six months. Mr. Dowe said it was believed that it would give enough time for people to organize their repair projects. He said that due to circumstances beyond the control of the homeowners, some repair projects were delayed.

Mr. Dowe further explained that people who take measures to protect their property from flood damage benefit from security for their families and protection from future losses. In addition, many agencies benefit from the reduced need for emergency response in the future.

The proposed Resolution effectuates a waiver of fees for the elevation and repair of flood damaged homes, with no time limit following a flood event for receipt of such applications. Mr. Dowe stated that the amount of the waived fees would be reviewed at the end of the year to determine the actual cost to the County.

Commissioner Dahlstedt moved to approve a Resolution waiving fees for repair of flood damages as outlined by Mr. Dowe. Commissioner Anderson seconded the motion, which passed unanimously. **(Resolution No. R20050089)**

2. Discussion – Skagit Valley Tulip Festival Update and Department Coordination.

Gary Christensen, Director, stated that Skagit County is approximately two weeks away from hosting the annual Tulip Festival. During the course of the 30-day Festival, it is estimated that over 300,000 plus visitors will attend. In preparation of this event, representatives from Planning, Building and the Fire Marshall's office have met with Tulip Festival Director, Cynthia Verge, to assure that fire, life, safety and health issues would not be compromised during the Festival.

Mr. Christensen indicated that the meeting was productive and resources have been allocated to make sure the Tulip Festival is a success and that it will be safe and enjoyed by all.

**RECORD OF THE PROCEEDINGS
TUESDAY, MARCH 15, 2005
PAGE NO. 2**

3. Update – State of the Department.

Mr. Christensen stated that the Department is currently in Phase II of their reorganization process. Interviews are being conducted for a vacant Assistant Planner position and he is hopeful that a selection will be made by the end of the month. Mr. Christensen also noted that the job description for Senior Planner Team Leader has been posted and it is anticipated that those selections will be completed by the end of the month as well.

4. Miscellaneous.

Several miscellaneous items were brought forth for discussion:

- A) Mr. Dowe announced that the Department will be sharing a booth with the City of Mount Vernon at the Skagit Valley Home Show, which will be held March 18-20, 2005, at the Skagit County Fairgrounds. Mr. Dowe said their most popular handouts will be available and residential code books will be for sale for those interested in purchasing them.
- B) Mr. Dowe next spoke about the Department's goals regarding the review of plans. He said the goal for the year was to have the various work groups complete their plan review in approximately two weeks, which is being met in most cases.
- C) Kirk Johnson, Senior Planner, stated that the Planning Commission took final action on the proposed ordinance to adopt permanent urban growth area development regulations. The ordinance passed by a vote of 6-0, with one member abstaining as he was unavailable for the hearing. Mr. Johnson said the ordinance generated very little public comment during the hearing, public review and comment period. He asked the Board to set a date and time to hear the Planning Commission's Recorded Motion.

Commissioner Dahlstedt moved to approve scheduling a time of Monday, March 28, 2005, at 10:00 a.m., to consider the Planning Commission's Recorded Motion recommending approval of the proposed permanent urban growth area regulations. Commissioner Anderson seconded the motion, which passed unanimously.

- D) Marge Swint, Associate Planner, asked the Board to set a date and time for a public meeting on a final plat submitted by Fred Charlton by the name of Charlton Estates, PL04-0297. Ms. Swint said this is a long CaRD located north of Parson Creek Road and south of Echo Hill Road.

Commissioner Dahlstedt moved to set March 22, 2005, at 11:00 a.m., for consideration of final plat approval for Charlton Estates. Commissioner Anderson seconded the motion, which passed unanimously.

- E) Mr. Christensen informed the Board that the Planning Commission has taken action on the Bayview Ridge Subarea Plan and Development Regulations. He said this is a significant milestone and accomplishment. The Bayview Ridge Subarea Plan is a 4,000-acre area lying west of Burlington and north of Highway 20. Mr. Christensen said it will include approximately 3,600 acres of non-municipal urban growth area, which is one-of-a-kind for Skagit County. The Department is working with a consultant and will be meeting with legal counsel to put together the Subarea Plan and Development Regulations to reflect the Planning Commission's modifications to the draft document. Mr. Christensen suggested that several study sessions be held prior to the Board taking any action on this item.

Commissioner Anderson spoke about the transfer of development rights (TDR). He said there are several small acreage lots located in ag land that are zoned agriculture, which do not have a building right. Commissioner Anderson said he has been contacted by a couple of families that would like to extinguish development rights on some of their larger parcels and over to their small parcels, which are already

**RECORD OF THE PROCEEDINGS
TUESDAY, MARCH 15, 2005
PAGE NO. 3**

adjacent to developed areas. Commissioner Anderson asked the Planning Department to initiate the process, even though it may require a change in the County Code to allow it to happen.

Chairman Munks said he is also open to the idea.

Commissioner Dahlstedt said he feels there are many five-acre parcels in the valley that are not economical to farm, but are not able to be built on. Yet it doesn't make sense to him that someone can build on a 40-acre parcel that is economical to farm. Commissioner Dahlstedt said it would be a win-win situation of development rights are extinguished off of 40-acre parcels and consolidated.

Mr. Christensen said that when the Board adopted the lot certification ordinance they also adopted a work program for the TDR. He said there has been a lot of concern about whether a TDR program in whatever form might be practical and work in Skagit County. Mr. Christensen said various options and alternatives need to be studied to see if the process will be lengthy and complex or quick and easy.

Commissioner Anderson said that the TDR took on a life of its own and he certainly doesn't want the County to become involved in a long convoluted process that will hold everyone hostage.

ADJOURNMENT.

Commissioner Dahlstedt made a motion to adjourn the proceedings. Commissioner Anderson seconded the motion, which passed unanimously.

**BOARD OF COMMISSIONERS
SKAGIT COUNTY, WASHINGTON**

Don Munks, Chairman

Kenneth A. Dahlstedt, Commissioner

Ted W. Anderson, Commissioner

ATTEST:

JoAnne Giesbrecht, Clerk of the Board
Skagit County Board of Commissioners