

**RECORD OF THE PROCEEDINGS
SKAGIT COUNTY BOARD OF COMMISSIONERS
TUESDAY, AUGUST 23, 2005**

- *T 10:00 a.m. – 11:00 a.m.** Planning and Development Services – Gary Christensen, Director
1. Approval – Final Plat of Nookachamp Hills Phase 2B, Submitted by Nookachamp Hills LLC
 2. Discussion – 2005 GMA Update of the Comprehensive Plan Map and Development Regulations
 3. Discussion – Critical Areas Ordinance Update
 4. Miscellaneous
- *T 11:00 a.m. – 12:00 p.m.** Presentation – Washington Counties Risk Pool

The Skagit County Commissioners met in regular session on Tuesday, August 23, 2005, with Commissioners Don Munks, Kenneth A. Dahlstedt and Ted W. Anderson present.

PLANNING AND DEVELOPMENT SERVICES – GARY CHRISTENSEN, DIRECTOR

1. Approval – Final Plat of Nookachamp Hills Phase 2B, Submitted by Nookachamp Hills LLC.

Marge Swint, Associate Planner, presented the Commissioners with the Final Plat of Nookachamp Hills Phase 2B. She explained that at the time of the original application for the planned unit development, the subject property was zoned Residential and Residential Reserve. The South Central District Comprehensive Plan designates the area as Residential and Rural.

Ms. Swint stated that the proposed development was originally to be built in five phases. However, in early 2001, the applicant requested that Phase 2 be reconfigured into two construction phases for practicality, marketability and to address site conditions more adequately.

Furthermore, as conditioned in the Master Plan, Ms. Swint added that a left hand turn lane with associated widening and channelization and pedestrian walkway improvements along State Highway 9 were to be completed prior to approval of Phase 2. A letter was received from Washington State Department of Transportation (WSDOT) concerning the construction of the left hand turn lane, the associated widening and channelization and the pedestrian walkway. WSDOT approved the channelization plan but required that both improvements be built at the same time, preferably during the 2004 construction season. At the time of approval of Phase 2A, the Planning and Permit Center was willing to allow the construction for these improvements to be postponed until the 2004 construction season with a written understanding from the developer that no further phases would be approved until the work was completed.

Ms. Swint believed that since that agreement was made, the location of the proposed pedestrian walkway has been changed and no longer runs along Highway 9. The new walkway is located on the west side of Highway 9 between Nookachamp Hills Drive and Otter Pond Drive and ties into Day Lumber Lane and eventually Lakeview Boulevard. Based on a letter from Dan Mitzel, the trail will be maintained by Nookachamp Hills LLC and the left turn lane is currently being constructed.

Commissioner Dahlstedt moved to approve the Final Plat for Nookachamp Hills Phase 2B, as outlined by Ms. Swint. Commissioner Anderson seconded the motion, which passed unanimously.

2. Discussion – 2005 GMA Update of the Comprehensive Plan Map and Development Regulations.

Gary Christensen, Director of Planning & Development Services, said that according to a Growth Management Act schedule established by the Washington State Legislature, each city and county in Washington must take legislative action to review and, if needed, revise its Comprehensive Plan and

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Development Regulations to ensure compliance with GMA by December 1, 2005. Mr. Christensen also stated that the update cycle is every seven years thereafter.

According to Mr. Christensen, Skagit County's approach to updating the Comprehensive Plan and Development Regulations is largely based on a public participation program that involves a wide variety of interest groups, citizens, boards and committees with technical expertise. In 2004, the County Commissioners established the Growth Management Act Update and Public Outreach Steering Committee (GMA SC) to assist Skagit County in meeting its legislative obligations. Since its formation, the GMA SC has met numerous times to review individual elements or chapters of the Skagit County Comprehensive Plan. The Forest Advisory Board, Farmland Legacy and Agricultural Advisory Board have assisted with the GMA update process.

Mr. Christensen said that he believes the GMA update process has progressed relatively well to date, although the effort can be characterized as monumental, if not at times, overwhelming. The deliberative and comprehensive manner in which the GMA update has occurred has enabled all parties involved in the update process to share personal opinions and sometimes divergent views on what is best for Skagit County.

He presented to the board a GMA update schedule which indicates upcoming meeting and agenda topics through December and beyond.

After a brief discussion, it was agreed that action by the County Commissioners could be expected by March, 2006.

3. Discussion – Critical Areas Ordinance Update.

Dan Cox, Senior Planner, discussed the Critical Areas Ordinance (CAO) update and advised the Board that a recent amendment to the GMA will now require Skagit County to update its CAO by December 1, 2006.

Mr. Cox explained the phases that will be carried out in the following order:

- Phase 1: Best Available Science Review
- Phase 2: Revise of the Skagit County Critical Areas Ordinance
- Phase 3: Analysis and Update Recommendations
- Phase 4: Public Review and Adoption

Mr. Cox then introduced Ann Bylin, Associate Planner, who gave a short PowerPoint presentation outlining the plan and its four phases.

Commissioner Munks expressed his appreciation for the presentation and Ms. Bylin's explanation of the phases that will be carried out.

4. Miscellaneous.

- A). Brent Morrow, Senior Planner, presented an application to install a private grinder pump station and connect to sewer force main location on the south side of Alger Cain Lake Road, which was submitted by Patrick and Maria Curran of 795 Summerhill Drive. He stated that the request is pursuant to an existing Interlocal Cooperative Agreement. Mr. Morrow asked the Board to approve the application for service.

Commissioner Dahlstedt motioned to approve the request, which was seconded by Commissioner Anderson and passed unanimously.

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- B). Mr. Christensen discussed a proposed Comprehensive Amendment Plan that was submitted by Keith Ernest, as a Mount Vernon urban growth area. Mr. Christensen explained that his Department will address the legal and procedural issues and update the Board at a later time.

MISCELLANEOUS.

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, August 23, 2005, the Board by majority vote, did approve for payment those vouchers included in the above-mentioned list and further described as follows:

ACH Transfer Request Form and Certification to Premera Blue Cross from Clearing Fund 696 in the total dollar amount of \$7,532.22 (Transmittal No. C-110-05).

PRESENTATION – WASHINGTON COUNTIES RISK POOL.

David Goldsmith and Vyrle Hill from the Washington Counties Risk Pool shared a PowerPoint presentation to various Department Heads and Elected Officials. Mr. Goldsmith explained that the Washington Counties Risk Pool is a public agency which was created by an Interlocal Agreement in 1988, to provide coverage for liability exposures of counties. He also said that they cover property and public official security bonds, as well.

Mr. Goldsmith outlined statistical information and then he and Mr. Hill accepted questions from the audience.

MISCELLANEOUS.

Staff presented a contract between Skagit County and the Washington State Department of Social and Health Services. The contract authorizes the administration and cost of providing judicial services and securing legal counsel, medical and psychiatric examinations for indigent clients of the Pioneer Center North alcoholism treatment facility. The contract shall commence on July 1, 2005, and continue through June 30, 2007. Total compensation is not to exceed \$56,000.

Commissioner Dahlstedt moved to approve the contract as outlined. Commissioner Anderson seconded the motion, which carried. **(Contract No. C20050362)**

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

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ATTEST:

Melissa Collins Assistant Clerk of the Board
Skagit County Board of Commissioners