

**RECORD OF THE PROCEEDINGS  
SKAGIT COUNTY BOARD OF COMMISSIONERS  
MONDAY, NOVEMBER 20, 2006**

- 8:00 a.m. – 8:45 a.m.                    Work Session – County Commissioners/County Administrator
- \*T 9:00 a.m. – 9:45 a.m.                Preliminary 2007 Budget Approval
- \*T 9:45 a.m. – 10:00 a.m.              Public Meeting for Final Plat Approval of the Plat of Buchanan Acres (PL05-0014) Submitted by Geoff and Suzanne DeVries
- \*T 10:00 a.m. – 11:00 a.m.            Reopening of Closed Public Hearing Held October 2, 2006, Regarding Consideration of Vacation of an Unopened County Right-of-Way on Guemes Island
- 11:00 a.m. – 11:30 a.m.                Consent Agenda and Miscellaneous Items
- 11:30 a.m. – 11:45 a.m.                Public Comment Period
- 1:30 p.m. – 3:30 p.m.                 Executive Session – Personnel, Litigation and Land Acquisition

The Skagit County Commissioners met in regular session on Monday, November 20, 2006, with Commissioners Kenneth A. Dahlstedt and Don Munks present. Commissioner Anderson's absence was excused.

**2006 PRELIMINARY BUDGET APPROVAL.**

County Administrator Gary Rowe gave a PowerPoint presentation regarding the budget for 2007. He touched on several points, including supplemental budgets, record growth in new construction, the county investment interest, benefit costs, medical premiums, and tax revenues.

Mr. Rowe stated that overall; the 2007 budget picture is expected to be a rosier one than anticipated earlier this year. Record growth in new construction has increased the property tax forecast. Revenue growth has been higher than expected, particularly from investment interest. An end-of-year projection shows the fund balance remaining even or growing slightly.

Mr. Rowe said that on the expense side, medical benefits continue to be the largest area of concern. The Board of Commissioners has adopted policies to share increasing costs for medical insurance with employees. He also stated that negotiations over medical benefits with bargaining units will be an on-going effort in 2007 with the majority of union contracts expiring at the end of this year.

Mr. Rowe provided the Board with a summary of the anticipated General Fund revenues for 2007. He said the amount is slightly higher than the projection prepared by the Citizens Budget Advisory Committee. The 2007 base budget of \$47,296,461 does not include any wage adjustments except for cost-of-living adjustments negotiated in bargaining unit contracts.

Mr. Rowe stated net revenue less expense shows a little more than \$500,000 available for the Board of Commissioners to allocate for supplemental budget requests. Mr. Rowe also reviewed additional options for revenues available to the Board.

Mr. Rowe informed the Board they are not being asked to make any final decisions today as this is only a preliminary review of the budget; the final decision will be made at the final budget hearing in December.

**PUBLIC MEETING FOR FINAL PLAT APPROVAL OF THE PLAT OF BUCHANAN ACRES  
(PL05-0014) SUBMITTED BY GEOFF AND SUZANNE DEVRIES.**

Chairman, Kenneth Dahlstedt, opened the public meeting.

Marge Swint, Associate Planner, presented the final plat approval for the Plat of Buchanan Acres (PL05-0014) submitted by Geoff and Suzanne Devries. The proposal is to allow for the division of approximately 40 acres into eight 1-acre lots, including the existing residence and one 31-acre open space lot designated as Open Space Urban Reserve. The property is located west of Clear Lake and is bordered by Buchanan Street and Mud Lake Road and is located within a Rural Reserve (RRv) zoning/comprehensive plan designated area.

Ms. Swint explained the property is not located in a flood hazard zone but is adjacent to designated resource lands. A plat note has been placed on the map advising future lot owners of this fact.

Ms. Swint said PUD will provide water service to the lots. All the lots will be served by on-site septic. The internal plat road is constructed to Skagit County Private Road Standards. A road maintenance agreement for the lot owners will be recorded with the plat.

Chairman Dahlstedt made a motion to approve the final plat request for the Plat of Buchanan Acres (PL05-0014) submitted by Geoff and Suzanne Devries. Commissioner Munks seconded the motion, which carried. **(Approved)**

**REOPENING OF CLOSED PUBLIC HEARING HELD OCTOBER 2, 2006, REGARDING  
CONSIDERATION OF VACATION OF AN UNOPENED COUNTY RIGHT-OF-WAY ON  
GUEMES ISLAND.**

Assistant Public Works Engineer Janice Marlega presented a vicinity map and said the subject right-of-way is located between lots 44 & 55 and was acquired by dedication on the plat of First Addition to Alverson's Camping Tracts on Guemes Island. The right-of-way measures 50' x 100' and does not provide access to the water. The land slopes southwest away from Guemes Island Road at about 2-3% for the full depth of 100 feet. Near the southwest property line, boundary of the plat, the land drops off 3-4 feet into what appears to be a critical area (wetlands). The buffer associated with this critical area is 100 feet; so theoretically, this right-of-way could not be developed. However, with mitigation there is a possibility of developing approximately a 50' x 50' area of the right-of-way. The Department feels a possible mitigation point could be planting trees and maintaining a well vegetated buffer between the parking area and the critical area.

David Ashbach, 4309 Skyline Road, Anacortes, addressed his concerns about the possibility of drainage problems and objected to the vacation of an unopened county right-of-way on Guemes Island.

Roz Glasser, 7779 Hideaway Lane, Anacortes, said the area is used by herons and thinks this property could be used as a foot access with viewing opportunities. This should be referred to the Parks Department to make a recommendation appropriate with a foot access, interpretative signage, and to insure that it remains open to the public to help them understand how wetlands work.

Howard Pellett, 5293 Guemes Island Road, Anacortes, presented his remarks concerning the vacation, which includes a parking lot and viewing lot that is not compatible with the current residential neighborhood. He feels it would be a parking lot that is seldom used and could possibly accumulate abandoned/junk vehicles, and other refuse.

John Schneider, 6003 Corliss North, Seattle, supported Mr. Pellett's remarks and objected to the vacation as well.

Commissioner Munks moved and Commissioner Dahlstedt seconded the motion to close public hearing. The motion carried unanimously and the public hearing was closed.

**RECORD OF THE PROCEEDINGS  
MONDAY, NOVEMBER 20, 2006  
PAGE NO. 3**

Commissioner Munks motioned to deny the vacation of unopened county right-of-way on Guemes Island; Commissioner Dahlstedt seconded the motion, which passed unanimously.

**CONSENT AGENDA.**

Commissioner Munks motioned to approve the Consent Agenda for Monday, November 20, 2006, items 1 through 5. Chairman Dahlstedt seconded the motion, which passed unanimously.

**COMMISSIONERS' OFFICE:**

1. Record of the Proceedings for Monday, November 13, 2006. **(Approved)**
2. Record of the Proceedings for Tuesday, November 14, 2006. **(Approved)**

**BUDGET AND FINANCE:**

3. Resolution calling for a public hearing prior to adoption of the 2007 Skagit County budget. The hearing will be held on Monday, December 4, 2006, at 10:00 a.m. **(Resolution No. R20060391)**
4. Resolution calling for a public hearing prior to adoption of the 2007 Emergency Medical Services (EMS) budget. The hearing will be held on Tuesday, December 5, 2006, at 11:30 a.m. **(Resolution No. R20060392)**

**INFORMATION SERVICES:**

5. Resolution authorizing the transfer of County surplus computer equipment to the City of Mount Vernon. **(Resolution No. R20060393)**

**MISCELLANEOUS.**

1. 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, November 20, 2006, 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 \$133,906.67 (Transmittal No. C-135-06); and

ACH Transfer Request Form and Certification to Premera Blue Cross from Clearing Fund 696 in the total dollar amount of \$70,441.49 (Transmittal No. C-136-06); and

Warrants numbered 236710 through 237189 from Clearing Fund 696 in the total dollar amount of \$1,775,634.67 (Transmittal No. C-137-06); and

ACH Transfer Request Form and Certification to Premera Blue Cross from Clearing Fund 696 in the total dollar amount of \$48,229.23 (Transmittal No. C-139-06); and

**RECORD OF THE PROCEEDINGS  
MONDAY, NOVEMBER 20, 2006  
PAGE NO. 4**

**PUBLIC COMMENT PERIOD.**

Carol Ehlers, 3998 Wind Crest Lane, Anacortes, told the Board about her concerns regarding the transportation section of the Comprehensive Plan. Ms. Ehlers discussed the meeting she had with Kirk Johnson, Ann Marie Gutwein, and Dave Sheridan. She informed the Board of the changes to the Comprehensive Plan. Ms. Ehlers said the Planning Commission has accepted the changes that were made.

Ms. Ehlers also addressed two other transportation issues that are also of concern to her; private roads; and lack of access permits. She said there was no planning process for local access roads, but there is a planning process for collector roads and for plats and subdivisions.

Ms. Ehlers told the Board she has contacted Mr. Sheridan and he is going to see if he can find any policies in the old plan that can be used and/or modified to cover this issue. Ms. Ehlers, Ms. Gutwein, and Mr. Sheridan are going to meet on November 29, 2006, to cover this issue.

Ms. Ehlers also informed the Board about trailing issues the Planning Commission has accepted. She spoke about rural intermediate issues, mineral resource land designations and the right to manage natural resources. She also asked the Board if the County has the budget to honor the resolution for the Fidalgo plan that deals with drainage, geology, and drainage.

Commissioner Dahlstedt said the Public Works Department might have a little more flexibility in their budget but he was not certain about the Planning Department's budget at this time.

**ADJOURNMENT.**

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

**BOARD OF COMMISSIONERS  
SKAGIT COUNTY, WASHINGTON**

\_\_\_\_\_  
Kenneth A. Dahlstedt, Chairman

\_\_\_\_\_  
Ted W. Anderson, Commissioner

\_\_\_\_\_  
Don Munks, Commissioner

ATTEST:

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