

**RECORD OF THE PROCEEDINGS  
SKAGIT COUNTY BOARD OF COMMISSIONERS  
MONDAY, DECEMBER 4, 2006**

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|----------------------------|---|
| 8:00 a.m. – 8:45 a.m.      | Work Session – County Commissioners   |
| 8:45 a.m. – 9:30 a.m.      | Work Session – County Administrator   |
| *T 9:45 a.m. – 10:00 a.m.  | Public Hearing - Leasing Real Property Identified as 250 West Moore Street, Sedro-Woolley, WA |
| *T 10:00 a.m. – 11:00 a.m. | Public Hearing - Final 2007 Skagit County Budget  |
| 11:00 a.m. – 11:30 a.m.    | Consent Agenda and Miscellaneous Items  |
| 11:30 a.m. – 11:45 a.m.    | Public Comment Period   |
| *T 1:30 p.m. – 2:30 p.m.   | Presentation – Transfer of Development Rights Feasibility Study                               |
| 2:30 p.m. – 4:30 p.m.      | Executive Session – Personnel, Litigation and Land Acquisition                                |

The Skagit County Board of Commissioners met in regular session on Monday, December 4, 2006, with Commissioners Kenneth A. Dahlstedt, Ted W. Anderson and Don Munks present.

**PUBLIC HEARING – LEASING REAL PROPERTY IDENTIFIED AS 250 WEST MOORE STREET, SEDRO-WOOLLEY, WA.**

Amy Esary, Facilities Department, said Skagit County has been working closely with the Skagit County Community Action Agency (SCCAA) to lease a County owned building located in Sedro-Woolley, which would be used for a food distribution center. She is hopeful that the Commissioners sign a resolution approving the application to lease County property.

Chairman Dahlstedt opened the public hearing.

Jim Meyer, Board of Directors for SCCAA, spoke in support of proposition and feels there will be challenges ahead to make sure the facility becomes successful. However, by having a centralized food distribution center, Mr. Meyer said more food will become available.

Bill Shuler, SCCAA Director, thanked the Commissioners for their work in allowing this to happen, particularly Commissioner Anderson. This facility is expected to expand food distribution in Skagit County 10-fold, but it will take a lot of effort.

There being no further public testimony forthcoming, Commissioner Anderson motioned to close the public hearing, Commissioner Munks seconded, and the motion passed. The public hearing was closed.

Commissioner Anderson moved and Commissioner Munks seconded the approval of a resolution authorizing the lease of a County owned building located at 250 W. Moore Street, Sedro-Woolley, Washington. The motion passed with a unanimous vote. **(Resolution No. R20060408)**

**PUBLIC HEARING – FINAL 2007 SKAGIT COUNTY BUDGET.**

County Administrator Gary Rowe led the discussion regarding the final Skagit County budget for 2007.

Chairman Dahlstedt opened the public hearing for testimony.

Al Craney, Paul Kriegel, Dave Chamberlain, Mike Janicki, Tim Ruschko and several other members of the timber community spoke in favor of retaining Natural Resource Lands Policy Coordinator Kendra Smith.

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In addition, many others including Bill Vaux of Shamrock Lands, Inc. and Tom Nelson of Sierra Pacific Industries, asked that the program actually be expanded.

There being no further public testimony forthcoming, Commissioner Anderson motioned to close the public hearing. The motion was seconded by Commissioner Munks and passed. The public hearing was closed.

Mr. Rowe asked the Commissioners if they wanted to consider changes to the budget at this time.

Commissioner Anderson said he has always supported treating all County employees the same, so a cost of living adjustment (COLA) is in order. He also would like to see the request from Senior Services moved forward and keep the Natural Resources Coordinator at the salary level she is currently at.

Commissioner Munks supports a COLA and agreed that Kendra Smith's position should be kept. He said many of the supplemental requests are essential; therefore, perhaps banked property tax could help pay for technical needs and staffing needs, especially for law and justice and Senior Services.

Chairman Dahlstedt stated that in order to be competitive, a COLA must be given to employees if the County wants to retain them. He also believes in the efforts of Senior Services and the Natural Resources Coordinator. There are many groups that would appreciate staffing, such as law enforcement. Citizens want to be safe and criminal justice makes up a large portion of the County budget.

Commissioner Anderson noted that the banked levy tax has only been taken once in his twelve year tenure. If it is used this year to fund necessary positions, the County does not have the option of using it next year.

**CONSENT AGENDA.**

Commissioner Anderson moved to approve the Consent Agenda for Monday, December 4, 2006, items 1 through 10. Commissioner Munks seconded the motion, which passed.

**COMMISSIONERS' OFFICE:**

1. Record of the Proceedings for Monday, November 27, 2006. **(Approved)**

**INFORMATION SERVICES:**

2. Resolution authorizing the transfer of County surplus computer equipment to the Burlington-Edison School District. **(Resolution No. R20060409)**
3. Resolution authorizing the disposal of broken and unusable computer equipment in an environmentally friendly way through Total Reclaim. **(Resolution No. R20060410)**

**PUBLIC WORKS DEPARTMENT:**

4. Resolution awarding the bid for the Guemes Ferry commuter tickets and booklets to Print Wise, Incorporated for the low bid of \$26,859.60. **(Resolution No. R20060411)**
5. Resolution authorizing a call for bids for a stability test for the Guemes Island Ferry. The bid opening is scheduled for Monday, December 18, 2006, at 1:45 p.m. **(Resolution No. R20060412)**
6. Resolution authorizing a call for bids for a new generator enclosure for the Guemes Island Ferry. The bid opening is scheduled for Monday, December 18, 2006, at 1:30 p.m. **(Resolution No. R20060413)**

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7. Resolution calling for a public hearing regarding a revision of the Public Works current fee schedule and adoption of oversize/overweight vehicle permit fee schedule. The hearing is scheduled for Monday, December 18, 2006, at 9:00 a.m. **(Resolution No. R20060414)**
8. Resolution calling for a public hearing regarding consideration of the abolishment of the South Mount Vernon Sub-Flood Control Zone #134. The hearing is scheduled for Monday, December 18, 2006, at 9:00 a.m. **(Resolution No. R20060415)**
9. Amendment No. 2 to Personal Services Agreement **No. C20050323** with Montgomery Water Group, Inc., for the McElroy Slough design and engineering support. This amendment authorizes the transfer of all the rights and responsibilities to Anchor Environmental, L.L.C., and was effective September 1, 2006. All other terms and conditions of the original contract shall remain in effect. **(Amendment No. A20060153)**
10. Amendment No. 3 to Personal Services Agreement **No. C20050323** with Anchor Environmental, L.L.C., for the McElroy Slough design and engineering support. This amendment changes the original contract expiration date from December 1, 2006 to December 1, 2007. All other terms and conditions of the original contract shall remain in effect. **(Amendment No. A20060154)**

**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, December 4, 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 Xpress Flex from Clearing Fund 696 in the total dollar amount of \$412.50 (Transmittal No. C-141-06); and

ACH Transfer Request Form and Certification to Premera Blue Cross from Clearing Fund 696 in the total dollar amount of \$79,540.46 (Transmittal No. C-142-06); and

Purchase Card Electronic Payment to JP MORGAN CHASE from Clearing Fund 696 in the total dollar amount of \$59,892.04 (Transmittal No. C-143-06); and

Warrants numbered 237607 through 238023 from Clearing Fund 696 in the total dollar amount of \$885,008,87 (Transmittal No. C-146-06).

2. Staff brought forth a resolution authorizing the adoption of Skagit County Fairgrounds Advisory Board By-laws, as revised.

Commissioner Anderson motioned to approve the resolution as outlined. The motion was seconded by Commissioner Munks and passed with a unanimous vote. **(Resolution No. R20060416)**

**PUBLIC COMMENT PERIOD.**

Louie Requa, Skagit Surveyors and Engineers, Sedro-Woolley, expressed his concern regarding the fee increases proposed by the Planning and Development Services Department. He asked the Commissioners to postpone authorizing the revised fee schedule for at least 120 days, beginning January 1, 2007.

**PRESENTATION - TRANSFER OF DEVELOPMENT RIGHTS FEASIBILITY STUDY.**

Planning and Development Services Director Gary Christensen began the presentation by stating that the Skagit County Board of Commissioners indicated interest in giving further consideration to the possible development and adoption of a Transfer of Development Rights (TDR) program. The TDR program might be based on the premise that development rights could be transferred from natural resource lands (agriculture (Ag-NRL), forest (IF and SF-NRL), rural resource (RRc)), Rural Residential (rural reserve (RRV) and Rural Intermediate (RI) zoning districts, and critical areas and/or habitats, plus historic sites (i.e., "sending areas") to urban residential areas (urban growth areas) or other specifically designated or authorized "receiving areas" within the County.

While TDR programs have been viewed as another land conservation tool, their application and success have met with mixed results nationwide.

Mr. Christensen said the Department contracted with Ag Prospects to assess whether a TDR program in Skagit County would be practical and feasible, and if there is public support for its implementation.

Mary Heinrich, of Ag Prospects, and the principle author of the report, presented her findings, recommendations and conclusions. She said two factors would work against a transfer program. The first is that Skagit County doesn't have a dense urban area with a high demand for development rights, which would mean plenty of prospective buyers. The second is that the County already has a program in which the County buys development rights and extinguishes them, taking care of the prospective sellers.

Ms. Heinrich's recommendation is to continue to look at the TDR program to see if there is something out there that applies to Skagit County. Also, add a review of the feasibility of alternative actions to the scope of study.

Commissioner Munks said he would be interested to know what Island, Snohomish and Whatcom Counties are doing.

According to Chairman Dahlstedt, the challenge for agriculture in Skagit County is profitability.

**ADJOURNMENT.**

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

**BOARD OF COMMISSIONERS  
SKAGIT COUNTY, WASHINGTON**

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Kenneth A. Dahlstedt, Chairman

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Ted W. Anderson, Commissioner

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Don Munks, Commissioner

ATTEST:

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