

**RECORD OF THE PROCEEDINGS
SKAGIT COUNTY BOARD OF COMMISSIONERS
TUESDAY, SEPTEMBER 22, 2009**

The Skagit County Board of Commissioners met in regular session on Tuesday, September 22, 2009, with Commissioners Kenneth A. Dahlstedt, Sharon D. Dillon, and Ron Wesen present.

I. CALL TO ORDER:

Chairman Dahlstedt called the proceedings to order at 8:02 a.m.

II. PLEDGE OF ALLEGIANCE:

Chairman Dahlstedt led the gallery in the salute to the flag.

III. AGENDA:

- a) 8:00 a.m. - 9:00 a.m. Planning & Development Services Department - Gary Christensen, Director

1. Discussion - Agricultural Heritage Density Credit Report

Gary Christensen, Director, reported two economists firms, Thomas/Lane and Bill Mundy, completed a study looking at the potential to sell "density credits" for higher intensity development within the City of Burlington and at Bayview Ridge Urban Growth Area (UGA). Margaret Fleek, City of Burlington Planner, was present.

Mr. Lane and Mr. Mundy presented their study, dated June 2009 titled *Demand for & Value of Density (Heritage) Credits*. The study was completed under a contract with the City of Burlington and with funding contributions from Skagitonians to Preserve Farmland and Skagit County. A specific purpose of the study was to analyze whether revenues could be generated from the sale of density credits or credits for more intensive commercial development and then be used to purchase residential development rights from Ag-NRL lands through the Farmland Legacy Program.

The recommendation of the study was that density credits should be sold to developers at 15 percent of the increased value of the land as density increases.

2. Discussion - Status Report and Update on Long Range Work Program and Skagit Alternative Futures Project

Mr. Christensen provided a brief overview of the Long Range Work Program and Skagit Alternative Futures project.

3. Discussion - 2009 Comprehensive Plan Amendment Submittals and Process

Mr. Christensen presented the applications and schedule for the 2009 Comprehensive Plan Amendments (CPAs) docket process. He stated that a public hearing is scheduled for October 20, 2009, at 9:30 a.m. to consider additional information, including the Department recommendations

regarding docketing of two proposals.

Carly Ruacho, Senior Planner, stated the applications have been received for the docketing process. Notifications have been mailed to adjacent property owners of the Keith Johnson - PL09-0295 CPA requests.

Chairman Dahlstedt stressed the need to inform school districts and fire districts of the upcoming hearings.

4. Miscellaneous

Mr. Christensen advised Planning and Development Services will be closed on Friday, September 25 through Monday, September 28, 2009, to enable the relocation to 1800 Continental Place.

- b) 9:00 a.m. - 9:15 a.m. Public Hearing - Consideration of Adoption of Revision No. 4 to the 2009 - 2014 Six-Year Transportation Improvement Program

Chairman Dahlstedt reconvened the proceedings at 9:04 a.m.

Ann Marie Gutwein, Programs Section Manager, stated the Washington State Department of Transportation (WSDOT) will fund \$250,00 for this project. This addition establishes the project as a federally funded project so that the funds can be accessed. The Francis Road Project is funded by Skagit County, the County Road Administration Board, and WSDOT. In this revision, the WSDOT federal funds are separated out from the state and local funds in order to meet federal requirements.

Chairman Dahlstedt opened the public hearing at 9:10 a.m.

Seeing no public comment forthcoming, Commissioner Dillon made a motion to close the public hearing at 9:10 a.m. Commissioner Wesen seconded the motion, which passed unanimously.

A motion was made by Commissioner Wesen to approve adopting Revision No. 4 of the 2009-2014 Six-Year TIP. **(Resolution No. R20090394)** Commissioner Dillon seconded the motion, which passed unanimously.

- c) 9:30 a.m. - 10:00 a.m. Discussion - Conservation Futures Advisory Committee/Farmland Legacy Program Update

Chairman Dahlstedt reconvened the proceedings at 9:33 a.m.

Kendra Smith, Director, provided an update of the 2009 Farmland Legacy Program easement acquisitions. This year approximately 880.7 acres; and 22 development rights will be acquired. Ms. Smith estimated the 2010 budget to be approximately \$1.4 million. She indicated new signs have been created that will be displayed throughout Skagit County on farmland that has been acquired by the Farmland Legacy Program.

Chairman Dahlstedt recessed the proceedings at 9:51 a.m.

- d) 10:00 a.m. - 10:30 a.m. Proclamation Designating September 23, 2009, as Job Corps Day in Skagit County

Chairman Dahlstedt reconvened the proceedings at 10:00 a.m.

Brian Hurst, Business Community Liaison of Cascades Job Corps was present and introduced Center Director Kathy Howell; and students of the program: Danielle Osborne, Katelynn McPherson, and Antonio Brooks.

Commissioner Dillon read the proclamation designating September 23, 2009, as Job Corps Day in Skagit County.

- e) 10:30 a.m. - 10:45 a.m. Decision - Candidate for Assessor's Office

Chairman Dahlstedt reconvened the proceedings at 10:30 a.m.

Commissioner Wesen said the Commissioners interviewed each candidate for half an hour on September 15, 2009. He went on to say the Assessor has the responsibility to follow state law and assess each property in the county individually and equitably.

Commissioner Dillon indicated the Board of County Commissioners did meet in executive session Monday, September 21, 2009, to deliberate on the candidates' qualifications.

Chairman Dahlstedt said the candidate appointed to the Assessor's position will take office on October 1, 2009, and serve until November 2010 when the office comes up for election.

A motion was made by Commissioner Wesen to approve appointing Don Munks for the position of Skagit County Assessor, to take effect on October 1, 2009. Commissioner Dillon seconded the motion, which passed unanimously.

Chairman Dahlstedt recessed the proceedings at 10:40 a.m.

- f) 10:45 a.m. - 11:00 a.m. Decision - Reauthorization of Clean Water Program (Public Hearing was held on September 15, 2009)

Chairman Dahlstedt reconvened the proceedings at 10:46 a.m.

Tom Ballard, Director, stated Public Works recommends reauthorization of the program and amending the Clean Water Program budget and finance charges of the Skagit County Clean Water (Shellfish Protection) District.

Commissioner Dillon said she would prefer the program continue for five years and not continue into perpetually. Commissioner Dillon also asked for a status report to be prepared and presented to the public on an annual basis.

Commissioner Wesen also expressed his concerns that an annual report, outlining

the work program, had not been prepared. Commissioner Wesen urged the Department to ensure the funds collected are spent on maintaining the shellfish beds.

Chairman Dahlstedt concurred with his fellow Commissioners.

A motion was made by Commissioner Dillon to approve reauthorizing and amending the Skagit County Clean water (Shellfish Protection) District Program budget and finance charges. Commissioner Wesen seconded the motion, which passed unanimously.

Chairman Dahlstedt recessed the proceedings at 11:02 a.m.

g) 11:30 a.m. - 11:45 a.m. Public Comment Period

Chairman Dahlstedt reconvened the proceedings at 11:30 a.m.

Seeing no public comment forthcoming Commissioner Dillon made a motion to close the public comment period at 11:31 a.m. Commissioner Wesen seconded the motion, which passed unanimously.

h) *12:00 p.m. - 2:30 p.m. Senior Center Appreciation Picnic (River Front Park - Sedro-Woolley)

IV. ADJOURNMENT:

Chairman Dahlstedt adjourned the proceedings at 11:32 a.m.

**BOARD OF COMMISSIONERS
SKAGIT COUNTY, WASHINGTON**

Kenneth A. Dahlstedt, Chairman

Sharon D. Dillon, Commissioner

Ron Wesen, Commissioner

ATTEST:

Linda Hammons, Clerk of the Board
Skagit County Board of Commissioners