

**RECORD OF THE PROCEEDINGS  
SKAGIT COUNTY BOARD OF COMMISSIONERS  
TUESDAY, DECEMBER 20, 2011**

The Skagit County Board of Commissioners met in regular session on Tuesday, December 20, 2011, with Commissioners Ron Wesen, Kenneth A. Dahlstedt, and Sharon D. Dillon present.

I. CALL TO ORDER:

Chairman Wesen called the proceedings to order at 8:31 a.m.

II. PLEDGE OF ALLEGIANCE:

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

III. AGENDA:

- a) \*7:00 a.m. to 8:00 a.m. Skagit Conservation Board of Supervisors Partnership Meeting (Royal Star Buffet, 2300 Freeway Drive, Mount Vernon)
- b) 8:30 a.m. - 9:30 a.m. Planning and Development Services - Gary Christensen, Director:

- 1. Discussion/Possible Action: Final Plat Approval for the Plat of Ambleside (PL07-0680), Submitted by Race Bannon Ventures, LLC

Director Gary Christensen was present to introduce the agenda items and to answer questions.

Senior Planner Marge Swint explained that the Final Plat Request for the Plat of Ambleside was to develop approximately 65.5 acres into seven (7) lots through the Conservation and Reserve Development (CaRD) process. She indicated that the lots would be served by individual driveways off an internal private road (Ambleside Loop), by individual wells and individual onsite septic. She said that approximately 41 acres of the open space would be designated as Open Space-Rural Open with approximately 14.6 acres placed in critical area easements. The remaining 18.5 acres would be designated as Open Space-Protected Area.

The proposed project is located at 5525 Guemes Island Road, Anacortes, WA (Guemes Island), Assessor's Parcel Numbers: P46841, P46842, and P46934.

Ms. Swint indicated that Planning and Development Services recommended approval of the Final Plat of Ambleside (PL-0680).

Commissioner Dillon voiced her concerns that the property was served by a private road.

Mr. Christensen said that Plat Note No. 5 notified property owners about the requirements for private road maintenance.

A motion was made by Commissioner Dahlstedt that the Board of County Commissioners approve the Final Plat of Ambleside (PL07-0680), submitted by Race Bannon Ventures, LLC. Commissioner Dillon seconded the motion.  
The vote passed unanimously.

Chairman Wesen signed the Final Plat Mylar.

2. Discussion: Board of Commissioners Appointment of Building Code Board of Appeal Members

Building Official Tim DeVries discussed Skagit County Code 15.16, which describes the process to create a Board of Appeals for International Building Codes "Board of Appeals". He explained that Board of Appeals members were a five (5) member board and were appointed by the Board of County Commissioners. He noted that the terms of the members had expired and requested the Board of County Commissioners' approval to advertise for applicants.

Mr. DeVries indicated that members of the Board of Appeals would need to be qualified by education, experience and training to pass on matters involving the building codes in Skagit County and that the members would be required to reside in Skagit County. He indicated that the members would serve as the review board to determine the suitability of alternate materials and methods of construction and would provide for reasonable interpretations of the provisions of the International Building Codes. Mr. DeVries indicated that the Board of Appeals members would convene as needed upon the request of the Building Official.

The Board of County Commissioners approved Mr. DeVries' request to advertise for Statement of Qualifications for applicants to the Board of Appeals.

3. Miscellaneous

There were no miscellaneous items for Planning and Development Services to discuss.

Chairman Wesen recessed the proceedings at 9:05 a.m.

c) 9:30 a.m. - 10:30 a.m. Washington State University, Skagit County Extension - Kay Haaland, Director:

1. Agriculture & Natural Resources Program Update

Don McMoran, Agriculture and Natural Resources Extension Educator presented a PowerPoint presentation regarding a research project about the irrigation to combat silver scurf in potatoes.

Mr. McMoran explained that there were 113,821 acres of farmable small plots of land in Skagit County. He said that the major crops in Skagit County were potatoes, seed crops, small fruit crops and flower bulbs. He said that

irrigation had increased from zero (0) to upwards of 15,000 acres. He went on to address complaints about the use of water for irrigation and the harm to fisheries resources. He discussed how drip irrigation could be compatible with current growing practices in Western Washington.

2. Beach Watcher Program Update

Lynne Jordon, WSU Beach Watchers and Shore Stewards Program Coordinator, presented a PowerPoint Presentation regarding the Beach Watcher's Program. She said that since 2005, 80 Beach Watchers volunteers had been trained through the program. She said that the volunteers receive 100 hours of university-based training and return at least 100 hours of service in Skagit County. She discussed the current beach watcher projects, which included education about the Clean Samish Initiative, Recreational User Outreach; Trail Tales - Tommy Thompson Trail Interpretive Program; and Fidalgo Bay Day - Winter Lecture Series.

Ms. Jordon went on to explain that Beach Watchers were involved in research and surveys for the Beach Seining - Burrows Bay, Fidalgo Bay, Cypress Island; Coastal Seabird and Harbor Porpoise Surveys; and Marchs' Point Restoration Monitoring.

Chairman Wesen recessed at 10:14 a.m.

d) 10:30 a.m. - 11:00 a.m. Public Works - Henry Hash, Director:

Chairman Wesen reconvened the proceedings at 10:32 a.m.

1. Decision: Regarding December 13, 2011, Public Hearing Concerning Vacation of County Right-of-Way Known as South Texas Lane, No. 17210

Director Henry Hash was present to present the agenda items and answer questions.

Engineering Technician Shane Whitney reviewed the valuation process.

A motion was made by Commissioner Dillon to approve that the Board of County Commissioners execute the Order to vacate the County right-of-way known as South Texas Lane (#17210) in the amount of \$349.32 for the petition fee, and \$4,200 for the cost of the land. (**Resolution No. R201100423**) Commissioner Dahlstedt seconded the motion.

The vote passed unanimously.

2. Presentation: Skagit County Public Works Department 2011 Annual Report

Mr. Hash presented the Skagit County Public Works first annual report for the year 2011.

Mr. Hash said it had been a pleasure to be a member of Skagit County and the Public Works family over the last year. He said that as the new Director of Public Works, it did not take him long to realize the tremendous organization and the network of partners that was in Skagit County.

Mr. Hash presented the accomplishments of the Administrative; Equipment; Engineering; Ferry; Natural Resources; Operations; and Solid Waste Divisions. He thanked everyone that worked in Public Works for their hard work and professionalism.

Chairman Wesen said that it was good to have a written record of all the accomplishments throughout the year.

Commissioner Dahlstedt and Dillon thanked everyone in Public Works.

Chairman Wesen recessed the proceedings at 10:50 a.m.

e) 11:00 a.m. - 11:30 a.m. Natural Resource Lands - Kendra Smith, Program Director:

1. Farmland Legacy Program Update

Chairman Wesen reconvened the proceedings at 11:00 a.m.

Farmland Legacy Program Executive Director Kendra Smith was present to report that the Farmland Legacy Program "Program" made final payments on five (5) properties at the end of May 2011, which brought the total number of properties to eleven (11) for the year. She indicated that she had developed a strategic plan for the Program that included a new formula for ranking properties; a formula for bargain sales, and an application deadline. She said the Farmland Legacy Program has received 17 applications for the upcoming year; about 1,283 acres, and 27 development rights.

Ms. Smith explained that there was approximately \$700,000 in the Program's operating funds. She indicated that the Program was moving forward to collaborate with new partners to develop more funding. She reported that the Program received \$205,000 from the Washington State Recreation and Conservation Office (RCO) for the Axelson property, and had partnered with Ducks Unlimited to promote grants. She went on say that Ducks Unlimited and donated \$100,000 to the Program.

Ms. Smith concluded by stating that the Program had received \$724,000 in donations and grants; and had approximately \$1,424,000 in funds to purchase agricultural easements on Skagit farmland. She provided a map of the properties that were in the Program.

The Commissioners thanked Ms. Smith for her hard work and for the update.

Chairman Wesen recessed the proceedings at 11:20 a.m.

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

Chairman Wesen reconvened the proceedings at 11:32 a.m.

Seeing no public comment forthcoming, Chairman Wesen closed the public comment period at 11:33 a.m.

g) 4:00 p.m. - 4:30 p.m. Skagit Safe Kids - Jim Lippert, President of the Board of Directors

Chairman Wesen reconvened the proceedings at 4:00 p.m.

1. Presentation: Years of Service Plaque of Appreciation to Donald W. McKeehen

President of the Board of Directors of Skagit Safe Kids Jim Lippert was present to present a plaque of appreciation to Donald W. McKeehen for his many years of service with Skagit Safe Kids.

Don McKeehen thanked his coworkers in the Public Works Department and Skagit Safe Kids.

The Commissioners thanked Mr. McKeehen for his years of service to Skagit County and with Skagit Safe Kids and wished him well in his retirement.

#### IV. ADJOURNMENT:

Chairman Wesen adjourned the proceedings at 4:10 p.m.

The executive session scheduled for Monday, December 19, 2011, from 2:00 p.m. to 5:00 p.m. was cancelled.

The Commissioners attended an executive session on Thursday, December 22, 2011, from 8:02 a.m. 8:39 a.m. The purpose of the executive session was Litigation - RCW 42.30.110 (1)(i). (Matters relating to County enforcement actions, actual litigation, or potential litigation.) The following attorneys were present at the executive session and gave legal advice to the Board of County Commissioners: Will Honea, Rich Weyrich, and Steve Fallquist. County Administrator Tim Holloran, Public Works Director Henry Hash, Project Manager David Walde, Project Manager Jennifer Swanson, Solid Waste Division Manager Kevin Renz, County Engineer Paul Randall-Grutter, and Human Resource/Risk Manager Billie Kadrmas were in attendance.

The Commissioners attended an executive session on Thursday, December 22, 2011, from 9:47 a.m. 10:15 a.m. The purpose of the executive session was Litigation - RCW 42.30.110 (1)(i). (Matters relating to County enforcement actions, actual litigation, or potential litigation.) The following attorney was present at the executive session and gave legal advice to the Board of County Commissioners: Steve Fallquist. County Administrator Tim Holloran, Public Works Director Henry Hash, Project Manager David Walde, County Engineer Paul Randall-Grutter, and Project Manager Mike Farthing were in attendance.

#### **BOARD OF COMMISSIONERS SKAGIT COUNTY, WASHINGTON**

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Ron Wesen, Chairman

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Kenneth A. Dahlstedt, Commissioner

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Sharon D. Dillon, Commissioner

ATTEST:

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Linda Hammons, Clerk of the Board