

**RECORD OF THE PROCEEDINGS  
SKAGIT COUNTY BOARD OF COMMISSIONERS  
Wednesday, March 27, 1996**

8:30 a.m. - 9:30 a.m.            Executive Session - Personnel, Litigation and Land Acquisition.  
9:30 a.m. - 10:00 a.m.        Discussion - Consideration of Adoption of Regulatory Reform Ordinance.  
10:00 a.m. - 11:00 a.m.       Department Head Meeting.  
11:00 a.m. - Noon.            Discussion - Compliance Time Line Regarding Growth Management Act.

The Skagit County Board of Commissioners met in regular session on Wednesday, March 27, 1996, with Commissioners Ted W. Anderson, Harvey Wolden and Robert Hart present.

**DISCUSSION - CONSIDERATION OF ADOPTION OF REGULATORY REFORM ORDINANCE**

Tom Karsh, Planning, offered his apologies to those in attendance who anticipated adoption of the regulatory reform ordinance today. Mr. Karsh stated that consideration of adoption of the regulatory reform ordinance is being recommended to take place on Monday, April 1, 1996, at 1:30 p.m. as legal counsel has suggested that this ordinance be further reviewed.

Mr. Karsh reported that John Moffat, Chief Civil Deputy has suggested changes for a complete application. Mr. Karsh mentioned that this concept has been discussed in the past and that further review of implementing this suggestion would take place. It was suggested that in pre-development meetings should be mandatory to develop a checklist for the applicant which when complete, will confirm a complete application. Chairman Anderson stated his concern to keep this process very simple and discussed the ramifications of this process on staff time once the GMA is in effect. Mr. Karsh stated that they will not be adding a layer of requirements, just clarifying what the applicant needs to do for a complete application. A discussion ensued in regard to the anticipated additional staff time this may require. Roxanne Michael, Planning, stated that there are currently checklists in use, but that those checklists are not included in code and that the goal is to simplify the forms. The Board discussed the idea of Buck & Gordon reviewing this ordinance and Mr. Karsh mentioned that Mr. Derr, of Buck & Gordon, has been asked to review this before Monday, as he has a draft document in his possession at this time. Commissioner Hart inquired as to the delay in contacting counsel, when so much time has already been put into this document. Commissioner Hart emphasized that the Board had previously requested legal counsel to be advised throughout the development of this ordinance.

Mr. Karsh stated that most of Mr. Moffats suggestions are clerical in nature.

Commissioner Wolden asked whether a Public Hearing could be held as soon as possible to gather comment from the public. Mr. Karsh stated that Mr. Derr suggested that we adopt the Interim Ordinance on Monday and proceed with legal review before the Public Hearing is held. Chairman Anderson elaborated on the meaning of "interim" and expressed his concern of relying on this "interim" ordinance that is not finished before the Public Hearing is held.

Mr. Karsh stated that CTED would be looking at what we adopt and that the City of Mil creek model has been followed and that they do not anticipate CTED .

Chairman Anderson repeated that the document adopted should be very workable and should be the best document available.

Mr. Karsh affirmed that the document would be brought back on Monday.

**DISCUSSION - COMPLIANCE TIME LINE REGARDING GROWTH MANAGEMENT ACT.**

Roxanne Michael outlined two options for the completion of the Natural Resource Lands, one for the County Commissioners to complete the plan and one for the Planning Commission to complete, stating that if the Planning Commission worked on it, the time line would be longer.

A discussion ensued in regard to the degree of difficulty in completing this document and Carol Ehlers, Planning Commission member, stated that if the Natural Resource document is not so lengthy, it should not take very long to complete. Ms. Ehler reminded the Board that most of the Commission is familiar with the Natural Resource document, and that the Critical Areas Ordinance was new to everyone.

Commissioner Hart inquired as to the changes that would be required. Mr. Karsh responded, stating that this is a delineation and designation project .

A discussion ensued in regard to language changes and mapping exercises.

The Board inquired as to whether legal counsel or someone was evaluating decisions and making sure adequate documentation, criteria and findings were being done. The Board suggested that legal counsel review these items during the process.

Mr. Karsh stated that legal counsel will be involved in the review process and that Buck and Gordon will be present at the Planning Commission meeting.

Chairman Anderson stated that the Board asks that this document be procedurally correct. Mr. Karsh stated that the transcripts will be transcribed to provide a written record of the commission meetings.

Chairman Anderson excused himself from the regular session at this time.

Rob Knable, Planning, presented a map, reporting that this map is the result of meetings with the assessors and mapping staff. Mr. Knable reported that printouts of open space were provided and from there the maps were pulled from the assessors office and transfereed onto township and range maps and that now the mapping center is developing a parcel map. The study area is the only area looked at this time. Mr. Knable continued to review the mapping process. Mr. stated that the soils data and open space criteria is also included.

Commissioner Wolden discussed the delineation between prime and non-prime land and the need to resolve the discrepancies.

A discussion ensued in regard to the issue of determining agriculture resource lands of long term significance rather than identifying those lands as "prime" lands.

Ms. Michael commended the Mapping Department in trying to develop these maps.

Ms. Ehlers stated that croplands were discussed by the Planning Commission, but other lands were not reviewed. Doyle McClure, Skagit County resident, briefly discussed prime lowland soils and prime upland soils and mentioned that it is generally known that upland soil is not as fertile.

A discussion followed and the Board reiterated the need to stay within the time line and proposed that if the Planning Commission works on this document, then a time line should be set up to have the critical areas and resource lands hearings at the same time.

#### MISCELLANEOUS.

1. The Board signed a Plat Map for Bridle Trails Estates, Section 15, TWP 34 N., Rge 1 E, W.M. as presented by staff.

**ADJOURNMENT.**

Commissioner Hart made a motion to adjourn the proceedings. Commissioner Wolden seconded the motion and it passed unanimously.

**BOARD OF COMMISSIONERS  
SKAGIT COUNTY, WASHINGTON**



*Ted W Anderson*

Ted W. Anderson, Chairman

*Harvey Wolden*

Harvey Wolden, Commissioner

*Robert Hart*

Robert Hart, Commissioner

**ATTEST.**

*Debby Sims*

Debby Sims, Clerk  
Skagit County Board of Commissioners