

**RECORD OF THE PROCEEDINGS
SKAGIT COUNTY BOARD OF COMMISSIONERS
Wednesday, February 10, 1999**

9:00 a.m. – 10:00 a.m.

Planning & Permit Center – Tom Karsh, Director.

- 1) Review of Additional Written Comments and Possible Adoption of the Short Conservation and Reserve Development (CaRD) Interim Ordinance.
- 2) Miscellaneous.

The Skagit County Board of Commissioners met in regular session on Wednesday, February 10, 1999, with Commissioners Ted W. Anderson, Harvey Wolden, and Robert Hart present.

PLANNING & PERMIT CENTER – Tom Karsh, Director.

1. Review of Additional Written Comments and Possible Adoption of the Short Conservation and Reserve Development (CaRD) Interim Ordinance.

Kendra Smith, Assistant Director, advised that three additional written comments were received in a timely manner, and a fourth comment came in late. She reviewed the comments with the Board. One area of great concern was page 3 and 4 of the ordinance. Ms. Smith explained dimensional requirements and open space size. The original intention of staff was to have only one lot designated to open space, but that there could be different types of open space within that lot.

Commissioner Hart questioned why it is necessary to designate which open space would be allowed, and noted that this is getting much too involved and complicated. Ms. Smith explained the various options where critical areas are involved. She explained the main incentive behind the CaRD ordinance, and the intent to be able to segregate off the open space area to a conservation group through easement. Commissioner Hart clarified that one lot would have the ability to have a conservation easement as proposed.

Commissioner Wolden stressed the need to know the difference between an easement and a conveyance, and that the new proposed language is too convoluted and will be impossible to track. He stressed the need to clarify what can be done.

A lengthy discussion ensued on land divisions utilizing the provisions of the CaRD ordinance, and the various options available to property owners.

Commissioner Hart pointed out the need to leave exemptions to the Critical Areas Ordinance, and not cloud the Short CaRD ordinance with restrictions and limitations that are clearly listed in the Critical Areas Ordinance.

Commissioner Anderson stated that most of the Short CaRD applications being designed have two separate lots and the balance of the property in conservation open space. He stated that it would be possible to sell off the two one-acre lots and maintain the open space. Commissioner Anderson stated that one of the advantages of the original language is the fact that a property owner could indeed sell off the two separate tracts, which would provide economic advantage to the property owner, and the third tract being in an easement would be of benefit to such groups desiring to keep such areas in open space. Consequently, there would be benefit to both groups.

After a brief discussion, Ms. Smith clarified that the open space can be sold and the house lots and open space do not have to have the same owner.

Commissioner Hart moved to reconfirm the original Interim Ordinance Amending Portions of the Short Subdivision ordinance (SCC 14.08) relating to Interim Short CaRD (Conservation and Reserve Development Subdivision previously adopted on January 26th. Commissioner Wolden seconded the motion. The motion passed with a unanimous vote. **Ordinance No. 17315**

2. Miscellaneous.

There were no miscellaneous Planning items for discussion.

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 February 10, 1999, the Board, by a majority vote, did approve for payment those vouchers included in the above-mentioned list and further described as follows:

Warrants numbered 38649 through 38956 from Clearing Fund 696 in the total dollar amount of \$655,627.69 (Transmittal No. C-09-99); and
Payroll warrants numbered 950886 through 950945 in the total dollar amount of \$62,901.21 (Transmittal No. P-5-99); and

Payroll warrants numbered 28677 through 29367 in the total dollar amount of \$640,741.90 (Transmittal No. P-6-99).

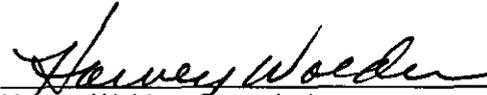
ADJOURNMENT.

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

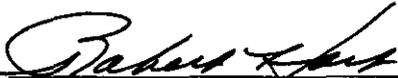
BOARD OF COMMISSIONERS
SKAGIT COUNTY, WASHINGTON



Ted W. Anderson, Chairman



Harvey Wolden, Commissioner



Robert Hart, Commissioner



ATTEST:



Patti J. Chambers, Clerk of the Board
Skagit County Board of Commissioners