

**RECORD OF THE PROCEEDINGS
SKAGIT COUNTY BOARD OF COMMISSIONERS
TUESDAY, MAY 6, 2003**

10:00 a.m. – 10:30 a.m. Public Hearing – To Consider Public Testimony Regarding the Renewal of Interim Ordinance No. O20020009, Amending a Section of the Critical Areas Ordinance Regarding Ongoing Agriculture, Specifically SCC 14.24.120(4)(e), to Extend the Deadline to Select a Buffer Option

***T** 10:30 a.m. – 11:00 a.m. Consideration of Planning Commission Recorded Motions on Growth Management Act Compliance Issues

The Skagit County Board of Commissioners met in regular session on Tuesday, May 6, 2003, with Commissioners Kenneth A. Dahlstedt, Ted W. Anderson, and Don Munks present.

PUBLIC HEARING – TO CONSIDER PUBLIC TESTIMONY REGARDING THE RENEWAL OF INTERIM ORDINANCE NO. O20020009, AMENDING A SECTION OF THE CRITICAL AREAS ORDINANCE REGARDING ONGOING AGRICULTURE, SPECIFICALLY SCC 14.24.120(4)(e), TO EXTEND THE DEADLINE TO SELECT A BUFFER OPTION.

Tom Karsh, Natural Resources Policy Administrator, gave a brief history of Interim Ordinance No. O20020009. He said, if approved, this would be the fourth extension and warned that if it was not renewed or if it were to lapse, then buffers would be required throughout the Ag-NRL and Rural Resource-NRL districts. Farmers would then no longer qualify for CREP and other federal programs. Mr. Karsh indicated that the Growth Management Hearings Board ruled that Skagit County had the authority to move forward with the plan to amend the Critical Areas Ordinance in a permanent fashion by June 2003. He has been meeting with the Planning Commission on that proposal; they are on schedule and will bring it before the Board in June. Mr. Karsh reported that there has not been any written correspondence on this matter as of the close of the comment period on Friday, May 2, 2003.

Paul Taylor, Attorney, asked the Board to continue the Interim Ordinance for now until a new ordinance can be crafted. He doesn't like the ordinance as he feels it places too much of a burden on the farmers. It has no long-term oversight and no intention of correcting the problem. He said if you look at the Ag, drainage, and salmon habitat programs, they all put the burden on the farmers, which are struggling to make it as it is. Mr. Taylor stated that he sees it as being unfair to take property away from the farmers and then barely compensate them for it.

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

Commissioner Munks made a motion to extend Interim Ordinance O20020009 for an additional six months or until superceded by a new ordinance. Commissioner Anderson seconded the motion, which was carried.

CONSIDERATION OF PLANNING COMMISSION RECORDED MOTIONS ON GROWTH MANAGEMENT ACT COMPLIANCE ISSUES.

Gary Christensen, Assistant Director, stated that the Skagit County Planning Commission conducted a public hearing on April 10, 2003, and met on April 15 and 17, 2003, to deliberate on outstanding Growth Management Act compliance issues (Open Space/Greenbelts; Open Space CaRD; Big Lake RV; RMI; and 410 Acres of Rural C/I). These matters are scheduled for a compliance hearing before the Growth Management Hearings Board on July 1, 2003. He said it is important to take action on these items so that these actions can be part of the record for the Hearings Board.

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1. Proposed Program to Initiate Identification and Prioritization of Open Space Corridors and Greenbelts Within and Between Urban Growth Areas (UGAs) by December 1, 2007.

Commissioner Anderson motioned to approve the proposal as outlined. Commissioner Munks seconded the motion, which passed unanimously.

2. Proposed Amendments to Skagit County Code (SCC) 14.18.300(1), Purpose, 14.18.310(2), Allowable Density, 14.18.310(5) Designation, Allowed Uses and Preservation of Open Space, Open Space Preservation Areas (Os-PA), Open Space Natural Resource Lands (Os-NRL), New Section Open Space Rural Open (Os-RO), Open Space Reserve (Os-RSV) Open Space Recreational/Amenities (Os-RA) and Requirements.

After a lengthy discussion, the Board decided to defer action on this item until Tuesday, May 13, 2003 at 10:00 a.m.

3. Proposed Amendments to Skagit County Comprehensive Plan, Land Use Element (Chapter 4), the Big Lake Rural Village Comprehensive Plan and Zoning Map, and Skagit County Code 14.16 to Address Development Standards on Property Commonly Referred to as Overlook Golf Course, in the Big Lake Area Near Mount Vernon.

Commissioner Anderson motioned to approve this item as outlined. Commissioner Munks seconded the motion, which passed unanimously.

4. Proposed Amendments to SCC 14.16.170, Rural Marine Industrial (RMI) and to Consider Amendments to Skagit County Comprehensive Plan, Rural Marine Industrial (RMI) in the Land Use Element Chapter.

Commissioner Anderson motioned to approve this item as outlined. Commissioner Munks seconded the motion, which passed unanimously.

5. Proposed Amendments to Skagit County Comprehensive Plan, Chapters 3 and 4, Addressing 410 Acres of Reserved Rural Commercial/Industrial Allocations.

Commissioner Anderson motioned to approve this item as outlined. Commissioner Munks seconded the motion, which passed unanimously.

6. Proposed Amendments to SCC 14.16.850(4), Development on Lots; SCC 14.18.000(9), Innocent Purchaser; SCC 14.04.020, Definitions (Buildable Lot, Certificate of Eligibility), SCC 14.18.700(1), Boundary Line Adjustments, SCC 14.06.090(1)(b), Contents of Applications, New Section SCC 14.06.090(5), Certificate of Eligibility, and New Section SCC 14.44.065, Relating to Enforcement.

Mr. Christensen indicated that the Planning Commission was unable to reach an agreement on this item. They plan to step back and take another look at it in a month. David Blane, Director, said perhaps outside resources are needed to help do an inventory of this. The Board agreed with that decision.

ADJOURNMENT.

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

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Kenneth A. Dahlstedt, Chairman

Ted W. Anderson, Commissioner

Don Munks, Commissioner

ATTEST:

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