

Skagit County Agriculture Advisory Board

Meeting Summary – April 14th, 2021

MS TEAMS MEETING

Members in Attendance

Michael Hughes Nels Lagerlund Terry Sapp Steve Omdal
Justin Hayton Kraig Knutzen

Proxy Designations

Steve Omdal for Tim Van Hofwegen

Members Absent

Steve Wright Tim Van Hofwegen Barbara Cleave Rachael Ward Sparwasser
John Morrison Don McMoran, WSU Extension

Others in Attendance

Peter Browning, Skagit County Commissioner
Hal Hart, Director, Skagit County Planning & Development Services (PDS)
Peter Gill, Skagit County Planning & Development Services (PDS)
Kim Adams, Skagit County Planning & Development Services (PDS)
Craig Macku, Community Member

Call to Order, Introductions

Michael Hughes called the meeting to order at 6:05 pm.

Approval of Meeting Summary

Michael Hughes moved to accept the March Meeting Minutes. Motion was carried.

Guest Speaker

Peter Gill – Skagit County Planning & Development Services

Peter Gill presented an update on the Comprehensive Plan Amendments.

- Peter gave a brief overview of the Comp Plan Amendment process
 - Process: Submit petitions into amend (codes, re-zones, & policies)
 - Review the petitions take to board with recommendations to see if they should be included in the Planning Docket
 - Public Hearing
 - Present to the Planning Commission
 - Planning Commission to hold work sessions on each petition
 - Planning Commission then provides their recommendation to the Board of County Commissioners
 - Usually takes one year on the Legislative side
 - To be ready for adoption in the fall
 - All petitions submitted are on the website: **Petitioner Applications**
 - C21-1 2020 Parks and Recreation Plan Update
 - PL19-0396 Buchanan Acres Comprehensive Plan and Zoning Map Amendment
 - PL19-0419 Nielsen Brothers Comprehensive Plan and Zoning Map Amendment
 - LR20-02 Small Scale Business Zone Use Modification
 - LR20-04 Fully Contained Community proposal

- LR20-05 Public Notice Amendment for Mineral Resource Overlay
- LR20-06 Outbuilding in Rural Zones
- LR20-07 Accessory Dwelling Unit Code Amendment
- LR20-08 Mineral Resource Overlay Review
- LR21-01 Delvan Hill MRO Reconsideration and Moratorium
- LR21-02 Clarify CaRD Land Divisions and the “Reserve” Function
- LR21-03 Prohibit Mitigation Banks and their Service Areas in Skagit County
- LR21-04 Agricultural Processing Facilities as an Accessory Use in BR-LI
- LR21-05 Expand Pre-Existing Natural Resource-Based uses in AG-NRL
- Agricultural Specific Petitions:
 - LR20-06 Outbuilding in Rural Zones
 - LR20-07 Accessory Dwelling Unit Code Amendment
 - LR21-03 Prohibit Mitigation Banks and their Service Areas in Skagit County
 - LR21-04 Agricultural Processing Facilities as an Accessory Use in BR-LI
 - LR21-05 Expand Pre-Existing Natural Resource-Based uses in AG-NRL
- Nels Lagerlund moved to support LR21-04 and Oppose LR21-04, LR21-05, LR21-06, & LR21-07
 - AAB will prepare a letter for the comment period to be sent in prior to May 3rd. Nels Motioned, Steve Omdal seconded Motion carried. Nels to submit the letter for the board to review prior to sending in.
- Meeting for Public Comment will be posted online on the Board of County Commissioners Website the Thursday prior the meeting

Hal Hart, Director – Skagit County Planning & Development Services

Hal Hart gave a brief Planning Update

- History of Agricultural Preservation in Skagit County
 - Skagit County has been a pioneer in Agricultural lands zoning
 - 1965 Comprehensive Plan established the first zoning ordinance completed in 1966
 - 1973 Skagit County amended the rules passing a “Large Acreage Lot Size Ordinance establishing a 30 acre minimum lot size on agriculturally zoned lands.
 - In 1978 King County faced with the loss of agricultural lands puts a ballot measure raising \$68,000,000 dollars for ag. land protection.
 - In 1979 Skagit County increased that lot size to 40 acres and to 20 acres on ag. reserve zoned lands, with a desire to close loopholes in the previous ordinance.
 - In the 1980s Skagit County added a section the ordinance to prevent “castling” (Locating large home on ag. land in such a manner that land is taken out of agriculture production requiring that all buildings be constructed within 200 feet of the front property line)
 - Growth Management Act passes 1990-1991
 - Requiring Agricultural, Forest Lands of Long Term Commercial Significance to be designated and protected.
 - Requires Urban Growth Areas around cities to identified and coordinated at the regional level with periodic updates.
 - In 1997 Skagit County established farmland preservation through the Farmland Legacy Program.
 - More than 13,000 acres of prime farmland has been preserved from future development by purchasing conservation easement
 - Snohomish County adopts SCC 30.35A.080 designating receiving and sending areas. The ordinance became effective October 18 2013. Countywide TDR regulations can be found in Snohomish County Code Chapter 30.35A.
 - Transfer of Development Rights Programs proposed but not implemented to protect Skagit County.
 - Burlington’s Ag Heritage Program up zone for credits – they give money for the credits – this has been used a couple of times.

New Business

- Barbara Cleave to resign from the Agricultural Advisory Board- will be looking for a new member
- Jenna Friebel to join meeting next month for a Drainage update
- Next Meeting time change, 7-9 pm
- Peter Gill to come in June for an Agritourism Update

Committee Reports

Economic Development- Don McMoran

None at this time

Critical Areas – Nels Lagerlund

None at this time

Land Use –Barbara Cleave (Chair), Michael Hughes, John Morrison, Steve Wright

None at this time

Flood, Drainage & Irrigation – Kraig Knutzen (Chair), Nels Lagerlund, Steve Wright

None at this time

Old Business

Adjourn

Nels Lagerlund moved to adjourn, Kraig Knutzen seconded. Meeting adjourned at 8:04 pm

Next meeting is May 12, 2021 at 7 pm