

**Skagit County Conservation Futures Program Advisory Committee  
(CFAC)**

**Meeting Minutes**

Tuesday, February 8, 2011

**Members in attendance:**

Carolyn Kelly, Chair  
Andrea Xaver  
Keith Wiggers  
Mike Hulbert

Dave Hedlin  
Alan Merritt  
Scott DeGraw

**Staff in Attendance:**

Kendra Smith, Skagit County  
Gary Christensen, Skagit County  
Linda Christensen, Skagit County

**Open**

The meeting was called to order at 7:00 a.m.

**Agenda Review**

The agenda was amended to add strategic plan to old business and discuss the Jensen property permit application under new business. Dave Hedlin moved to approve these additions and Mike Hulbert seconded the motion and the motion carried.

**CFAC Update**

Dave Hedlin mentioned that the Farmland Legacy Program may see a new application from the Peterson Place property.

Carolyn Kelly gave a brief legislative bill update.

**Meeting Minutes Approval January 11, 2011**

It was moved by Keith Wiggers and seconded by Dave Hedlin to approve the January 11, 2011 meeting minutes with changes to the monitoring motion, changing the 8:30 p.m. to a.m. for the executive session ending time, and the New Business update is annual code amendments, not miscellaneous codes. The motion passed with no further discussion.

**Financial Update**

Kendra Smith reported that the Farmland Legacy Program received a private donation from Gene & Marilyn Derig.

Kendra Smith discussed the USDA slow funding reimbursement situation for properties that closed in 2010. The lack of timely reimbursement may result in ordering appraisals later for the 2011 properties, although Bob Suttles has agreed to work with the program knowing that Skagit County will receive reimbursements for the 2010 closings. It is the desire of the CFAC to order appraisals prior to applying to USDA for the 2011 properties, though the deadline, March 1<sup>st</sup> is fast approaching and the appraisals may not be ordered and complete by that date. Carolyn Kelly is going to make a phone call to USDA to encourage them to extend the deadline to April 1<sup>st</sup>.

There was a discussion regarding appraisal services regarding an idea that our appraiser would consider a negotiated reduced fee or no fee when appraisals expire, and need an update. No decision was made.

### **Old Business**

#### Opting out of Program

A property owner who had applied in 2010, and for which an offer had been made, has withdrawn from the program as he will be unable to move forward in a timely manner

The CFAC reviewed four additional properties that the program recently received. Dave Hedlin made a motion to add the four additional properties (Nelson) to the list of the original list of appraisal orders for 2011 and then we will go find the funding. Andrea Xaver seconded and the motion carried.

### **New Business**

#### Jensen

Kendra Smith presented a new permit application to replace a mobile home on the Jensen property which has a conservation easement. The file is complex and she is requesting that the CFAC review the file and possibly legal as well. The main issue is that the property owner stays within the 5% impervious surface allowance. There was also a discussion regarding baseline documentation that might help with these issues in the future.

Scott DeGraw suggested that future initial baseline monitoring reports should be a snapshot of the present impervious surface conditions and future reports would indicate any changes. There was a suggestion that future conservation easements have farmstead easement language. Gary Christensen suggested a few different ways to document the place and time of the initial monitoring report; through the appraisal, siteplan/inspection, or aerial photograph. Keith Wiggers suggested that boundary line adjustments are made very clear by legal documentation in the conservation easement. Kendra Smith will bring this issue back to the next meeting.

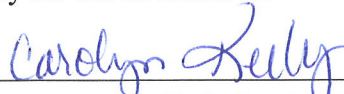
#### Code Amendments

Gary Christensen did a brief overview of the upcoming annual code amendments. There are 75 code amendments for the year 2011. Staff is currently meeting with various groups and the schedule will continue with public hearings and Board of County Commissioner approval in May. Most of the amendments are clarifications between the Comprehensive Plan and the Development Code. Gary discussed the NRI zone code amendment that might affect the Farmland Legacy Program.

The meeting was adjourned at 9:10 a.m.

Submitted by:   
Linda Christensen

Approved by the CFAC Board on:

  
Chair Carolyn Kelly