

Skagit County Conservation Futures Program Advisory Board
Meeting Summary
August 11, 2020

Members in Attendance

Steve Sakuma Scott DeGraw Wendy Pare
Jim Glackin Andrea Xaver

Members Absent

Keith Morrison
Owen Peth

Staff and Others in Attendance

Kara Symonds, Skagit County Public Works
Mike See, Skagit County Public Works
Joe Holtcamp, Skagit Conservation District

Scott called the meeting to order at 7:00 AM

Member Update

Kara will set up the next meeting as a video conference with GoToMeeting but those without video conference can still just call in to the phone number. The group discussed living in the virtual world and the ramifications of people leaving urban areas and pressuring zoning changes within rural Skagit County. The group discussed the election results. When a Commissioner changes, this group should get to know the candidates, their positions, and let them know about the Program.

July Meeting Summary

Andrea made a motion to approve with the noted correction; Wendy seconded. All in favor.

Cook Road Property

The group discussed the Cook Road Property and recent conversations. Scott communicated to the County about a purchase price agreement with the landowner that exceeds appraised value. Because of the County's limit to paying appraised value, this would lead to two transactions: one agreement between Skagit County and the Pierson family, and one agreement between the family and SPF that will provide them a certain amount of dollars in excess of the appraised value. The group discussed some issues that may arise, including REET, agreement types, and the right of first refusal.

The group also discussed drafting a policy on appraised values and how to get to more flexibility through the development of a policy. This could then be tendered to the Board of County Commissioners. The group would like to learn from WSDOT on their negotiated process. This will be discussed more at the next meeting.

Property Rankings

The group ranked FLP applicant 224, comprising 103 acres and 2 development rights, located south of Stackpole Road along Dike Road. The property scored as follows: Original Criteria 55, Core Criteria 85, and Edge Criteria 60. The group discussed the need for the Program to market to additional landowners. FLP applicant 224 was a referral from the Planning Dept. It would be nice to offer the planners a handout in case they meet landowners that come in to explore their land division options.

Property Monitoring

The 2020 monitoring is near completion. The new monitoring contractor is very efficient and seeking additional tasks. They are excellent communicators so Kara will add marketing to their task list. She will also ask that they work on news releases and the informational handout to be included in tax statements.

Property Update

The group reviewed the status of the applicants in the property spreadsheet.

Financial Summary

The group reviewed the status of the 2020 revenues and expenditures to date.

The meeting adjourned at 9:00 AM