

**RECORD OF THE PROCEEDINGS
SKAGIT COUNTY COMMISSIONERS OFFICE**

Friday, April 22, 1994

9:00 a.m. - 10:00 a.m. City/County Officials Planning Meeting (Commissioners' Hearing Room).

CITY/COUNTY OFFICIALS PLANNING MEETING.

Co-Chairman Ray Reep opened the meeting.

Ian Munce moved to approve the minutes of the Friday, March 18, 1994, meeting of the City/County Planning Officials. Ray Henery seconded Mr. Munce's motion. The motion was unanimously approved.

The first item was the continued discussion on impact fees with special emphasis on addressing questions on page 4 of the impact fee overview provided by the County Planning Department. These areas include Schools, Transportation and Parks.

Schools.

Dave Hough, Planning Department Director, stated that each school district in the County is currently reviewing formulas for the imposition of interim impact fees, and perhaps a uniform formula should be adopted throughout the County.

Mr. Munce stated that it is relatively easy for the individual cities to prepare and implement a formula for interim impact fees, but the County will need to deal with 7 different formulas with 7 different school districts. Commissioner Hart stated that there may be legalities involved in implementing different fees for different areas of the County. Mr. Hough stated that impact fees cannot be used for deficiencies in the current system, and clarified that the intent is not to dictate a particular uniform fee, but a uniform formula for arriving at that fee level. Mr. Hough further stated that impact fees must be based on each school district having an approved capital facilities plan. Discussion ensued on the different school districts and their approaches and philosophies concerning capital facilities planning.

Mr. Munce noted that there has recently been a challenge to impact fees in Thurston County for fees levied in the City of Olympia. Superior Court has ruled that impact fees can be levied, but must be made uniform within a reasonable period of time. In other words, the County can start out in a piecemeal fashion, city-by-city, but uniformity must eventually be established. Mr. Munce suggested that perhaps this is the direction the City/County Planning Officials should take.

Paul Carr, Planning Department Staff, advised that the Citizens Advisory Committee (CAC) has been addressing the problem of creating a uniform ordinance per se throughout the County, but have not addressed the uniform fee formula issue directly.

It was the general consensus that the City/County Planning Officials should work toward developing a uniform formula for impact fees with a target implementation time of early 1995. Mr. Munce stated that development of a county-wide policy would be a directive to the school districts.

Mr. Hough stated that the school districts should be informed that this is something the City/County Planning Officials may be taking action on and will be recommending a county-wide policy under the GMA regarding an implementation formula for impact fees.

RECORD OF THE PROCEEDINGS

April 22, 1994

Page #2

Transportation.

Mr. Hough advised that transportation impacts do not recognize city/county boundaries. Developments within the city may adversely impact the County's transportation system and development in the County may directly impact a city's system. The group discussed the interaction of counties, cities and the state in maintaining and upgrading the roadway system throughout the County. Commissioner Hart indicated the County's intent to work with the State system to improve state roads within the County. Commissioner Hart indicated that currently most County roads are in better condition than Memorial Highway and Highway 20, and that the State needs to know that the County wants to go into a revenue sharing plan to help get Highway 20 repaired.

It was discussed that the Cities want to work with the County to develop one formula for a regional transportation plan.

Mr. Munce indicated that the possibility of joint planning rather than just cooperative planning, will be a major plus to the entire area.

Parks.

Mr. Hough indicated that park fees and plans must be coordinated since both the County and City parks programs have overlapped in the past. Mr Hough further indicated the need for a high level of coordination of capital facilities plans for parks because of the crossover in services. Duplication of effort in the variety of programs should be avoided in the future. It was pointed out that this area has not previously been addressed.

Mayor Reep stated that this is not as high a priority as transportation or schools. Dean Maxwell, Mayor of Anacortes, stated that it is important to keep the parks issue in the planning process, even if financing is not available for years, as it may be possible for the public in the future to develop parks, trails and other outdoor facilities.

Discussion on First Quarter Skagit County Residential Permits.

Mr. Hough presented a review of the First Quarter 1994 Skagit County Residential Permits. Urban growth areas as currently proposed effectively contain 70% of the new permits within the County, with 30% of new permits being issued in rural areas. This information means the County is very close to the necessary 80%/20% split required by the GMA.

Mr. Hough also presented a revised schedule of adoption for the Skagit County Comprehensive Plan Element for review by those present.

ADJOURNMENT.

Commissioner Hart motioned to adjourn the proceedings. Commissioner Wolden seconded the motion. The motion was carried unanimously.

BOARD OF COUNTY COMMISSIONERS
SKAGIT COUNTY, WASHINGTON





Harvey Wolden, Chairman

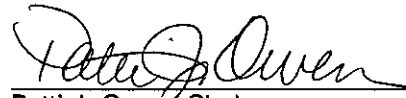


Robby Robinson, Commissioner



Robert Hart, Commissioner

ATTEST:



Patti J. Owen, Clerk
Skagit County Board of Commissioners