

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

Tuesday, May 3, 1994

7:30 a.m. - 8:30 a.m. Commissioners' Staff Meeting.

Flag Salute.

9:00 a.m. - 10:00 a.m. Planning Department - Dave Hough, Director.

- 1) Discussion - Impact Fee Ordinance.
- 2) Code Enforcement Report.
- 3) Miscellaneous.

1:30 p.m. - 2:00 p.m. Board of Health - Correction to Record of Health Officer Recommendation.

The Skagit County Board of Commissioners met in regular session on Tuesday, May 3, 1994 with Commissioners Harvey Wolden and Robert Hart present. Commissioner Robby Robinson's absence was excused.

PLANNING DEPARTMENT - David Hough, Director.

1. Discussion - Impact fee Ordinance.

Dave Hough, Director of Planning, presented to the Board a rough draft of an ordinance establishing impact fees in the County. Mr. Hough advised that this is an attempt at a County-wide generic ordinance and there will be an additional separate document for the adoption of capital facilities plans. The Draft has been discussed with the Impact Fee Committee and their input has been included.

It was noted that the proposed ordinance suggests that 50% of the impact fee will be collected at the time of final approval of the plat and 50% will be collected at the time the permit is issued. There are issues of affordability that will be more closely reviewed within the next 6 months. Brian McGinnis, Skagit-Island Builders Association, stated that he is a member of the Impact Fee Committee, and that the majority of the committee felt the fees should be collected at the permit stage and were against the above 50-50 proposal.

The Board stressed that impact fees cannot cover deficiencies. Commissioner Hart indicated that very few school districts in the County have kept their facilities up to standard, and possibly plan to correct deficiencies with impact fees. Chairman Wolden indicated that the message to school districts should be that bond issues must be passed to cover deficiencies, and that impact fees generated will not replace taxes or bonds.

Carol Ehlers, Planning Commission member, expressed the need to consider the needs for future schools and future growth. The Board indicated that the impact fees will only apply for a maximum of 6 years.

Specifics of the ordinance were reviewed. Exemptions to the impact fees were enumerated and discussed.

Mr. Hough pointed out that pursuant to interlocal agreements, each school district will provide a report to the commission or Board on its Impact Fee Account, showing the source and amount of all monies collected, earned, or received, and the public improvements that were financed in whole or in part by impact fees. The Board stressed the importance of school districts not becoming dependent on impact fees.

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Paul Carr, Planning Department Staff, indicated that the Impact Fee Committee will meet tomorrow to review this ordinance prior to the Public Hearing on Monday, and committee members will be present at the Public Hearing.

Commissioner Hart indicated that there are questions about the imposition of impact fees for school districts in the rural areas, and variances will need to be addressed as well as a standardized formula.

2. Code Enforcement Report.

The Code Enforcement Report was reviewed. Mr. Hough indicated a report relating to staffing in this area will be presented to the Board for review next week.

3. Miscellaneous.

- A. The Board confirmed that Oscar Graham, Planning Department Staff, will be attending the conference in Pasco, Washington, on Friday, May 6, concerning the Catron County, New Mexico, Ordinances.
- B. Mr. Hough presented to the Board copies of the Final Citizen Advisory Proposed Transportation Element Policy Document. Mr. Hough advised that there will be a public hearing on these policies on May 9 in Hearing Room "C" of the Administration Building starting at 7:30 p.m. Mr. Hough further advised that this document has been circulated to the directors of other County departments.

MISCELLANEOUS.

Staff presented to the Board a Resolution for Establishment of Change Fund for the Skagit County Fair. Staff advised that every year at this time the County establishes a change fund of \$500 for the Fair for purchase of supplies and change for ticket sales. Commissioner Hart moved to adopt the Resolution as presented by Staff. Chairman Wolden seconded the motion, which passed unanimously. (Resolution #15347)

BOARD OF HEALTH - CORRECTION TO RECORD OF HEALTH OFFICER RECOMMENDATION.

Howard Leibrand, County Health Officer, reviewed with the Board the recent items before the Board involving waiving sewage repair project fees for the Blanchard-Edison Community and for a low-income individual. Dr. Leibrand stated that his position was not clearly reflected by Staff at the time the items were presented to the Board. Dr. Leibrand indicated that he would like the record to indicate that his opinion was that it would be nice for the County to assist the Blanchard-Edison citizens, but it was not his place or responsibility to make that sort of recommendation, and that Dr. Leibrand did not have an opinion either way. It was Dr. Leibrand's opinion that the low-income individual's sewage repair fees should be waived. It was stated by the Board that these opinions do not change the actions previously taken by the Board, but do clarify Dr. Leibrand's positions on these two matters.

ADJOURNMENT.

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

BOARD OF COUNTY COMMISSIONERS
SKAGIT COUNTY, WASHINGTON



Harvey Wolden

Harvey Wolden, Chairman

Robby Robinson

Robby Robinson, Commissioner

Robert Hart

Robert Hart, Commissioner

ATTEST:

Patti J. Owen

Patti J. Owen, Clerk
Skagit County Board of Commissioners