

BOARD OF ISLAND COUNTY COMMISSIONERS MINUTES OF SPECIAL SESSION – JANUARY 29, 1998 WORKSHOP

The Board of Island County Commissioners met in Special Session on January 29, 1998, beginning at 2:30 p.m. in Hearing Room I, Island County Courthouse, Coupeville, WA. The purpose of the special session was to provide an opportunity in joint workshop for the Board to meet with the Planning Director and staff, Island County Planning Commission, and Keith Dearborn, to discuss planing issues and review the schedule for completion of the comprehensive plan. The specific agenda for today's workshop was: Urban Growth Area issues, County-wide Planning Policies and issues raised by the Town and the cities.

Attending today's workshop were:

Board of County Commissioners: Wm. L. McDowell, Chairman, Mike Shelton, Member and Tom Shaughnessy, Member.

Planning Commission: Commissioners, Bill Vincent, Sheilah Crider and Rufus Rose. Commissioners Ann Pringle, Tom Olsen, Richard Hart, Linda Moore and Jo Ann Silvers were absent.

City Representatives: Nancy Conard, Steve Dernbach, Neil Colburn, Larry Cort, Tom Burdett, Jack Lynch.

Consultants: Keith Dearborn, Bogle and Gates, Emil King, McConnell/Burke.

Staff: Vince Moore, Director, Planning and Community Development; Donna Keeler, Manager, Comprehensive Planning, Erika Jensen, Sr. Planner, Debby Ross, Adm. Asst. – Planning Commission. Larry Kwarsick, Director, Public Works.

Others Present: Approximately ten people were in the audience [Attendance list on file].

URBAN GROWTH AREAS

Handouts: Issue Paper on Urban Growth Areas.

Erika Jensen presented an overview of the issue paper which includes the following issues:

The cities of Oak Harbor and Langley have asked, that for consistency and concurrency requirements of GMA that the county and cities together look at some of the joint issues that will affect the urban growth areas. Some of those are:

1. The allocation of population to the municipal UGAs.
2. Designation of UGA boundaries.
3. Urban services provisions for the unincorporated UGAs.
4. Land use designations and development regulations for the joint planning areas outside of the UGAs.
5. Coordination of capital facilities plans within municipal UGAs.

Issues:

1. Size of Final Urban Growth Areas
2. Land Use Designations and Regulation within the unincorporated areas of the UGAs
3. Provision of Urban Services within the areas of the Unincorporated UGAs
4. Revision of the CWPPs.
5. Transition Areas adjacent to UGAs.

Keith Dearborn said the county needs to establish urban growth areas to replace the interim growth areas and to establish with each city a joint planning area or transition area or both. Where or whether to have a transition area is essentially a decision of the cities. The county and the cities together need to make final determinations on the population allocations. Two other issues are important for the county. In the 6094 amendments the county is permitted to establish areas of more intense rural development but county-wide planning policies prevent us from doing that without calling them urban growth areas. The county's intent at this point is not to have any non-municipal urban growth areas but the study that question further for Freeland and Clinton. County-wide planning policies need to be amended to reflect this change. The second issue involves industrial development outside cities. The EDC is recommending we increase our jobs forecast for the next 20 years from about 6,000 to 10,000 people and that we expand the share of job growth within certain sectors. The county can consider major industrial development outside cities only if it can be determined that cities don't have the land area for that type of use. Under GMA we are not able to designate those areas without a framework in county-wide planning policies that permits it.

Commissioner Shelton explained the reason the county did not designate Clinton and Freeland as UGAs is because the residents of the area needed to decide for themselves if they were ready to pay for the needed infrastructure to facilitate development.

Keith Dearborn said this does not obligate the cities to accommodate more growth than they have already planned for. He said that he expected planning groups within those areas would ultimately lead to them becoming UGAs.

Neil Colburn asked if the designation of Freeland and Clinton as RAIDs means that additional growth will have to be absorbed in the rural area that otherwise might have been accommodated in the UGA because the densities in the RAID were not going to be as high. Everyone agreed this was true.

Keith Dearborn said the staff would draft some changes in county-wide planning policies for RAIDs and industrial areas and schedule another work session.

Larry Kwarsick said a proposed inter-local agreement was developed in 1993 to focus on cooperative efforts in terms of capital facilities planning. He said the planning aspect was included along with an organization to look at capital facilities growth in urban growth areas, how the county would work with the cities regarding impact fees, SEPA mitigation fees or other types of mitigation measures. The agreement also addressed what kind of relationship should exist between the county and the cities regarding capital improvements that the county made in urban growth areas and any reimbursement at the time of annexation.

Commissioner Shelton asked about the infrastructure in the unincorporated urban growth areas like roads in terms of county expenditures.

Tom Burdett said the county also uses services the cities pay for.

Donna Keeler suggested another draft proposal based on what some of the other jurisdictions are doing in this area.

Commissioner McDowell said he would like to get beyond the reluctance to spend money based on whether the cities plan to annex a part of the UGA.

Keith Dearborn recommended working out the coordination of the cities' and the county's planning period and amendments to the county-wide planning policies by the end of February. He said that work on finalizing the inter-local agreements should be done in March and April.

Mr. Dearborn said the county planned to propose an amendment to county-wide planning policies that both defines what is meant by light industrial and a process and criteria for siting these kind of uses.

Jack Lynch said he hoped they could avoid anything which resembles the non-residential floating zone concept.

Keith Dearborn said that it was important to ensure that the county does not do anything to give the Navy reason to feel any discomfort.

PUBLIC INPUT

Bill Thorn

Regarding the annexation issue, it seems that some sort of amortization schedule could be drawn up in order to repay the county for work done before the annexation. I would like to urge the cities and towns to take on the obligation of at least half of this projected growth to relieve the burden in the rural areas which are an asset to the cities. It is to all of our benefit to preserve those areas.

Don Jewett

We have the water, now we need sewers. I think we should concentrate a lot of population into the City of Langley.

Tom Burdett said in a recent grant application, the City of Oak Harbor did not receive any points because they did not think the county-wide planning policies adequately addressed recreation. He said the city was interested in trying match the funds the county has provided for those park facilities. He said the city of Oak Harbor was interested in trying to match the funds the county has provided for those park facilities with IEC funds and that he has examples from other counties of policies that do qualify. He said he would like to present these as some ideas for everyone to discuss in order to bolster the county-wide planning policies in the area of recreation.

Chairman McDowell said the commissioners were interested in addressing that problem and Mr. Dearborn said he would include some new language in the county-wide planning policy draft.

The workshop adjourned at 4:15 p.m.

BOARD OF ISLAND COUNTY COMMISSIONERS

ISLAND COUNTY, WASHINGTON

W. L. McDowell, Chairman

Mike Shelton, Member

Tom Shaughnessy, Member

Attest:

Margaret Rosenkranz, Clerk of the Board