

# Agenda for BOCC Update

**Department:** Community Development

**Date:** 02/14/2017

**Time:** 9:00am

**Present:** Commissioner Fund, Commissioner Stamper, Commissioner Jackson, Lee Napier and Pat Anderson

**Note Taker:** Pat Anderson

**Issues from previous meeting(s):** Covered below

**Updates and Hot Topics:**

**a) Planning Division**

**i) Planned Growth Committee**

**(1) Meeting date**

The Planned Growth Committee (PGC) will meet on Tuesday, March 1 at 2:00 p.m. at the Law and Justice Center, Sheriff's Training Room.

**(2) Population Allocations**

Lee responded to a Board question related to OFM's role. She stated that OFM approximates growth for the county. During the last PGC, the various communities were asked what their estimates might be for the planning window to 2040.

**(3) Urban Growth Areas-Joint Management**

Lee would like Interlocal Agreements (ILA) in place for all of the communities, whether it is for joint management in a UGA or for the county providing permits, such as it does for Pe Ell. The ILAs will reflect current conditions as many of the existing ILAs are outdated.

**ii) Hirst Decision**

Lee reported that at some point the county will be required to comply with the Hirst decision which includes at a minimum documenting, at the time of building permit application that water is legally availability

Lee touched on proposed Hirst fixes under consideration by legislator. Our legislators are looking at a state-wide solution but the cases do not represent conditions throughout the state. We need to look at conditions in each water shed.

Of particular concern is HB 1918. If this legislation passed it will revoke issued building permits back to October 26, 2016 unless the applicant can a \$500 commitment prior to that date.

Lee is still telling people that the county does not have an official position on Hirst. A person buying property with the intent to build must make sure water is legally available at the time of complete building permit application.

**(b) Permit Center**

Lee reported that the permit center has been very busy and that the process improvement has really taken off. In addition, all of the septic files have been put in order. A request of the Permit Center would be the resource to scan all of Environmental Health's records. Community Development provides services to Environmental Health for permits and it is important that the records are in order. Both departments help each other.

Lee stated Fred is ready to change out the lobby. He is very close to a press release for the new website.

A team has been working on forms and applications. One idea is to have a master site plan that ties everything together, the team is still working on that concept.

Brad Clark has suggested a change in process related to certificates of occupancy. We are 4-6 months out on issuing this certificate. He will be presenting a new process to the team.

Commissioner Fund asked if there have been changes in departmental policy. Lee stated interpretations are based on conditions and sometimes people think we are changing policy. They need to talk to Community Development and if we have not taken something into account we will address it.

Commissioner Fund stated that Mr. Lund was very complimentary about the permit review and he was hoping there would be a Part 2. Lee stated that Part 2, as well as subsequent "Parts" will take the form of continuous improvement and not necessarily be labeled as "Parts." For example, we are moving forward with new forms and sending out press releases. While all Planning Commission meetings are advertised and we are letting people know when ordinances are passed.

Lee reported that Virgil Fox proposed amending the boundaries of the Birchfield Fully Contained Community (FCC). This type of action would require reconsideration by the Hearing Examiner. Mr. Fox would like to sell parts of the FCC and adjust its boundaries. Staff let Mr. Fox know his choices are to go back to the Hearing Examiner or withdraw the conditional approved FCC. Mr. Fox chose to withdraw the Birchfield FCC. This will

affect several jurisdiction who were named in the conditions of approval. Staff will send notice that the FCC will not be satisfied because Mr. Fox is

1721 Airport Road. Lee stated there is a structure in the floodway that should be demolished; there is no septic and future development is limited due to floodway. Commissioner Fund would like for the county to retain ownership and perhaps turn the area into a park.

Lee stated there was an informal review of a larger wind energy project that would be located in the Vail area in Thurston County. She would like to coordinate with Thurston County as to how to work together with the SEPA and special use permit and coordinate so as to not duplicate reviews.

Tacoma Power is talking to us about some projects. Staff is uncertain if this is FERC related and continue to ask Tacoma Power to distinguish prior to a commitment of time reviewing a permit application only to be dismissed by Tacoma Power staff.

### **Monthly Report**

Lee distributed a monthly status report.

### **Other points of discussion from the Board of County Commissioners**

Lee would like to amend the Hearing Examiner contract. It would be similar regarding scope and fees.

A new citizen appointment is needed to replace Lyle Hojem. Jim Hill is interested.

Next Update: February 28 with a focus on the Airport. A grand opening has been scheduled for May 6 for the changes to the airport.

There was no action by the Board.

The meeting adjourned at 10:13.

