

**BOARD OF COUNTY COMMISSIONERS
LEWIS COUNTY, WASHINGTON
BOARD MEETING MINUTES
December 8, 2014**

The Board of County Commissioners (BOCC) for Lewis County, Washington, met in regular session on Monday, December 8, 2014, at 10:00 a.m. Commissioners F. Lee Grose, P. W. “Bill” Schulte, and Edna J. Fund were in attendance. Chairman Grose determined a quorum, called the meeting to order and proceeded with the flag salute. Commissioner Schulte moved to approve the minutes from the 10:00 a.m. meeting held on Monday, December 1, 2014. Commissioner Fund seconded the motion.

Motion Carried 3-0

PUBLIC COMMENT

Floyd Grimm, Little Hanaford Valley, spoke regarding a request for a no-shooting zone.

Chairman Grose recommended Mr. Grimm contact Tim Elsea and Lee Napier to discuss his concerns further.

CONSENT

Commissioner Fund made a motion to approve the Consent Agenda items one through three. **Commissioner Schulte** seconded the motion.

1. Resolution No. 14-321 Approval of warrants and payroll for payment.

Chairman Grose stated this Resolution approves 226 regular warrants for a total payment against the County in the amount of **\$698,052.34**. This also approves 198 payroll warrants and 447 automatic deposits dated December 5, 2014 for a total payment against the County in the amount of **\$3,312,302.99**.

2. Resolution No. 14-322 Renewing the prisoner housing agreement between the Lewis County Sheriff’s Office and the Thurston County Sheriff’s Office, and the Lewis County Sheriff’s Office and Olympia City Jail.

Kevin Hanson, Jail Administrator, stated this is a renewal of two interlocal agreements for use of jail facilities between the Lewis County Sheriff’s Office and the Thurston County Sheriff’s Office and Olympia City Jail. The Thurston County interlocal agreement is a non-expiring agreement with annual renewal by amendment. This amendment will extend the existing contract by modifying Section 22; Duration, and will renew the contract for an additional year, ending December 31, 2015. The Olympia City Jail contract expires December 31, 2014. This contract has been modified to allow

annual renewal by amendment and, at Olympia's request, a reduction of 730 annual bed days.

3. Resolution No. 14-323 Approving the eighth supplement to the personal agreement between WEST Consultants, Inc. and Lewis County.

Lee Napier, Director of Community Development, stated the Chehalis Basin Flood Authority recommends extending the Personal Service Agreement with WEST Consultants, Inc., (WEST) to provide maintenance service for the flood early warning system, web subscription fees and parts inventory.

Motion Carried 3-0

HEARING

Hearing: Hearing: Countywide Planning Policies

Chairman Grose announced the hearing and asked for a staff report.

Patrick Babineau, Community Development, stated the Lewis County Planned Growth Committee met on April 9, 2014, to discuss the existing Countywide Planning Policies. They decided there was no need this year to change the policies and recommended to the Planning Commission to make no amendments to the existing Countywide Planning Policies. The Planning Commission held a workshop on September 23, 2014 and a public hearing on October 14, 2014 to allow the public a chance to comment on the Countywide Planning Policies. At this public hearing, the Planning Commission decided, based on their deliberation and what they heard from the public, to recommend the existing Countywide Planning Policies not be amended.

Commissioner Grose asked if there were any questions. There were none. He closed the question and answer portion of the hearing and opened the formal hearing.

Patrick Babineau asked that his previous comments be adopted into the record.

Commissioner Grose asked if anyone else would like to testify. There was none. He closed the hearing and asked for a motion.

Commissioner Schulte moved to approve Resolution No. 14-324. **Commissioner Fund** seconded the motion.

Resolution No. 14-324 Approving the Existing Lewis County Countywide Planning Policies.

Motion Carried 3-0

Hearing: Ordinance 1259-Impact Fees

Chairman Grose announced the hearing and asked for a staff report.

Lee Napier, Director of Community Development, stated previously the BOCC considered creating a new chapter in County Code to establish an impact fee program. At the conclusion of the public comment period of the first public hearing, the BOCC directed staff to explore an alternative approach which is now before you. The Growth Management Act requires that a County that approves a fully contained community (FCC), such as Birchfield, collect impact fees to help pay for the infrastructure needed to serve the FCC. This is an alternative approach that establishes the collection of impact fees to a service area. Impact fees would be imposed on development within the Birchfield fully contained community to offset cost for new road infrastructure needed to serve traffic and will help pay for school improvements needed to serve the students who would live in Birchfield. She then recommended a change to the draft Ordinance on page 5 section 18.20.050.

Tim Elsea, Director of Public Works, stated we believe that we can get this down to one transportation service area which is the Birchfield FCC boundaries. The one improvement that we are looking at is for the improvement of Middlefork Road from the intersection of Jackson Hwy to Birchfield FCC. Birchfield will add 2500 residential units and approximately 1515 pm peak hour trips. The cost of this improvement is approximately \$16,630,000. Approximately, 50% of this would be paid by impact fees. Impact fees would be collected at the issuance of building permits or land development permit. The impact fees must be used within ten years of collection and can be used for engineering, environmental studies, or permitting. There will also be intersection improvements that will be need.

Glen Carter, Prosecutors Office, stated Impact Fees exist independent of the Grown Management Act. They are one way of helping to pay for improvements to roads and schools necessitated by development. The GMA specifically and expressly requires a county that approves a fully contained community to collect impact fees to help pay for roads and schools needed to serve that FCC. The proposed Ordinance will be equitable to those who develop land within Birchfield.

Commissioner Schulte asked what school district would this effect.

Tim Elsea stated he met with the Onalaska and Chehalis School Districts and those are the only two school districts impacted. This Ordinance does not impose impact fees for schools. They would have to have an updated Capital Facilities Plan.

Commissioner Grose asked if there were any questions. There were none. He closed the question and answer portion of the hearing and opened the formal hearing.

Lee Napier, Tim Elsea, and Glen Carter asked that their previous comments be adopted into the record.

Adam Frank, Olympia Master Builders, stated they are grateful for the work that was put into this Ordinance. OMB is generally opposed to impact fees, but State law is clear on the necessary conditions for the approval of a FCC. OMB is happy with the solution that the BOCC and staff have come up with limiting the impact fees to the Birchfield community.

Eugene Butler, Chehalis, spoke against the Ordinance. He provided a memorandum to the BOCC and read the information on the memorandum into the record.

Karen Knutson, Chehalis, stated she is in favor of impact fee but cannot go in favor of this Ordinance because she feels it is unfair. She provided a memorandum to the BOCC and read information on the memorandum into the record.

Arnold Haberstroh, Napavine, stated he spoke previously against impact fees but feels that this is a reason why impact fees were created. He stated he feels the BOCC got it right this time.

Ron Averill, Centralia, spoke in favor of this Ordinance.

Virgil Fox thanked the Commissioners for their work on this project.

Commissioner Grose asked if anyone else would like to testify. There was none. He closed the hearing and asked for a motion.

Commissioner Fund moved to approve Ordinance No. 1259. **Commissioner Schulte** seconded the motion.

Motion Carried 3-0

Ordinance No. 1259 An Ordinance adopting a new Chapter 18.20 of the County Code and Establishing an impact fee program for transportation facilities and schools.

Motion Carried 3-0

There being no further business, the Commissioners' public meeting adjourned at 10:53 a.m. on December 8, 2014. The next public meeting will be held Monday, December 15, 2014.

Please note that minutes from the Board of County Commissioners' meetings are not verbatim. A recording of the meeting may be purchased at the Commissioners' office.

BOARD OF COUNTY COMMISSIONERS

LEWIS COUNTY, WASHINGTON

ATTEST:

**Karri Muir, CMC, Clerk of the Board
Lewis County Commissioners**

F. Lee Grose, Chair

Edna J. Fund, Vice-Chair

P.W. Schulte, Commissioner