

## Community Development Update

January 13, 2025

11 a.m.

Present: Commissioner Brummer, Commissioner Pollock, Commissioner Swope, County Manager Ryan Barrett, Emil Pierson, Mindy Brooks, Josh Metcalf, Geoff Soderquist, Joe Clark, Celeste Wilder, Bryan Morris, Katie Williams, Stacy Denham, Bill Teitzel, Meja Handlen, G Motta, Aaron Fuller

Guest(s): Unnamed guests

Recorder: Rieva Lester

**Public comment:** None.

Mindy Brooks provided a recap of the previous week's meeting.

Meeting participants discussed strategies for developing and maintaining infrastructure in the urban growth areas.

Mindy said she reached out to other counties across the state and discovered that most zone at urban density in their UGAs and maintain road infrastructure and administer permitting. She said most have the cities providing water, sewer and utilities.

Mindy said many counties indicated annexation generally is not occurring.

Mindy invited participants to the 1 p.m. Jan. 15 meeting of the Planned Growth Committee to further discuss the topic.

*After the meeting's conclusion, Mindy Brooks shared the following notes:*

- *Winlock – annexation prior to development – this will be a good approach for them.*
- *Other counties have difficulty maintaining infrastructure based on taxing.*
- *Can the cities have responsibility of roads in the UGA? No, we cannot abdicate that jurisdiction. We can have ILAs for maintenance and funding but ultimately it's County liability.*
- *For the County to do this, PW needs to be changed – equipment, technical expertise, staff, etc.*
- *Need to plan for development – long range transportation plans – update the development codes too for urban densities.*
- *Need more funding for County – Level of service triggers, etc.*
- *Can have ILAs to jointly share maintenance – but the issue is money – where does the money come from and how is it split out to fund the maintenance and planning?*

- *Water, sewer the cities can have a fee for because it's their system – but streets are more difficult.*
- *The cost of annexation is very high as well – and the discussions with Fire Districts.*
- *How do we get the point where we can allow the development at urban density and maintain it long term.*
- *Can we define what the costs are for the County to staff-up, equipment-up, etc. to allow urban density with County maintenance.*
- *Why should we allow urban density – because it's an economic driver.*
- *Whole county perspective – all cities and all other areas, so it's a bigger lift than a city taking it on for just their UGA.*
- *Are there legislative fixes needed to get annexation – there was one fix last year to provide more sale tax when annexation but we don't qualify.*

*Next – steps*

*What are the choices and costs?*

Meeting ended at noon.