125 feet, of Syndicate Add. to Freeland, according to the plat thereof recorded in volume 2 of plats, page 23, records of Island County, being approximately 17 acres, came before the Board at 1:30 P.M. having been continued from the December 1, 1969 meeting.

The Board of Commissioners based their decision for approval on a portion of the request for zone change for Island Sand and Gravel, Inc., from "Residential" to "Commercial" for the following reasons:

1. A portion of the Zone Change request was being used commercially at the time of the adoption of the Interim Zoning Ordinance in December 5, 1966, and at that time it was intended to zone all property being used as such in its existing use.

2. It has been our policy for anyone requesting a zone change to state his intent of use for the property to be rezoned. In this case a portion of his property is being used commercially, until plans are submitted for the remaining property the zone change approval is limited to that in existence.

3. Inspection and percolation tests submitted showed poor soils for Sanitary Disposal. These tests indicate this area is entirely unsatisfactory for residential development except in tracts large enough to allow greatly enlarged drainfields.

4. The services of Island Sand and Gravel, Inc., is necessary for the growth and development of Island County, and as the Island continues to grow and develop, additional services will be necessary, hence the company will need to expand.

5. Island Sand & Gravel is one of the needed facilities on the south end therefore one of the few areas of employment for south end residents.

6. This type of operation would be compatible with surrouding residential areas due to the existing "Green Belt" separating it from the more restrictive residential zone.

No further business appearing, the Board adjourned to meet at 10:00 A. M. January 19, 1970.

BOARD OF COMMISSIONERS
ISLAND COUNTY, WASHINGTON

E C Christoe
Chairman

F. A. Guest.
Member

John R Vandenzich
Member

ATTEST:

Geo L Boey
County Auditor & Ex-Officio
Clerk of the Board.

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January 19, 1970

The Board of County Commissioners met in regular session this 19th day of January 1970 at the Courthouse in Coupeville with all members present.

The minutes of the previous meeting were read and approved.

The following bills were approved and ordered paid:

County Road Warrant	#26302, 26305 - 26307	$24,643.76
Equipment, Rental & Revolving	#15839 - 15883	13,133.65
Park & Recreation Warrant	#253	1,806.92
Planning Warrant	#242 - 243	53.06
Indigent Soldiers Warrant	#392	45.00
Law Library Warrant	#244	15.68

HEARING HELD - PLAT OF KEYSTONE ESTATES DIV. 1 APPROVED

On motion the Board voted unanimously to approve the final plat of Keystone Estates, Div. 1. The Board recommended that if the Millenbachs owned enough property between this plat and the lake front, tney should furnish an access road 40 ft. in width adjoining the plat on the North boundary.

HEARING ON ROBERT H. EWART FRANCHISE APPLICATION CONTINUED

The matter of the application of Robert H. Ewart for a franchise to construct water lines in the plat of Park Acres, Div. 1 came on for hearing at 10:30 A.M. as advertised. On motion, the Board continued said hearing until February 9, 1970 at 10:00 A.M.

BOARD TO INITIATE ZONE CHANGE "RURAL" TO "RESIDENTIAL" AS REQUESTED BY POPE & TALBOT DEVELOPMENT, INC.

On motion the Board voted to initiate a zone change "Rural" to "Residential" Gov't Lots 1,2,3, & 4 and the SW¼ - NW¼ Sec. 17, Twp. 32N., Rge 3 E.W.M. at Brown's point on Camano Island, as requested by Pope & Talbot Development, Inc. the owners. The Board directed the Planning Director to proceed with the necessary steps to effect the zone change.

HEARING ON PROPOSED VACATION OF STREET IN THE PLAT OF CLINTON - CONTINUED

The matter of the proposed vacation of an unnamed platted right-of-way lying North of Lot 10, Blk 7, between Central Ave. and Wilson Place, came on for hearing at 10:45 A.M. having been continued from the January 12th meeting. Since the deed from the St. Peters Lutheran Church had not been furnished the County for a 40 ft. alternate access, the Board voted to continue the hearing until said deed is received.

BOARD TO INITIATE ZONE CHANGE "RURAL" TO "RESIDENTIAL" AS REQUESTED BY W. KNIGHT SMITH & GEORGE E. SMITH

On motion the Board voted to initiate a zone change "Rural" to "Residential" the following described tract of land in the I. N. Ebey Donation Land Claim described as follows:

Commencing at the most Northerly corner of said I. N. Ebey Donation Land Claim; thence South 37° 30' West along Northwesterly line of said D.L.C. a distance of 2348 feet; thence South 52° 30' East a distance of 670 feet to the TRUE POINT OF BEGINNING; thence continue South 52° 30' East a distance of 1210 feet; thence South 37° 30' West a distance of 540 feet; thence South 52° 30' East a distance of 770 feet more or less to the Southeasterly line of the Northwesterly half of said I. N. Ebey Donation Land Claim; thence South 37° 30' West along said Southeasterly line to the Southwesterly line of said I. N. Ebey Donation Land Claim; thence Northwesterly along said Southwesterly line to a point bearing South 37° 30' West from the true point of beginning; thence North 37° 30' East to the TRUE POINT OF BEGINNING; less existing County Roads; Containing 124 acres of land, more or less. As requested by the owners W. Knight Smith and George E. Smith. The Board directed the Planning Director to take necessary steps to initiate said change.

HEARING HELD - PLAT OF WHIDBEY PARK #1 APPROVED

On motion the Board approved the final plat of Whidbey Park #1 situated in Sec. 19, Twp. 33N., R. 2 E.W.M.

BOARD TO INITIATE ZONE CHANGE "RURAL" TO "RESIDENTIAL" FOR RECREATION LAND MANAGEMENT, INC.

On motion the Board voted to initiate a zone change, "Rural to "Residential" all of the NW¼ - NE¼ and that portion of the NE¼ of the NW¼ and the N½ of the SE¼ of the NW¼ of Sec. 11, Twp. 33 N., R. 1 E.W.M. lying East of Highway 525 as requested by H. L. Morgan on behalf of Recreation Land Management, Inc. The Board directed the Planning Director to take necessary steps to initiate said zone change.

RESOLUTION NO. 740

STATE OF WASHINGTON
COUNTY OF ISLAND

IN THE MATTER OF CONFIRMING ACTION AS TAKEN BY THE BOARD OF COUNTY COMMISSIONERS PERTAINING TO THE INTERIM ZONING ORDINANCE.) RESOLUTION NO. 740

WHEREAS, the Island County Board of Commissioners has held public rehearing in conformity with provisions of R.C.W. 36.70, State of Washington Statutes,

NOW THEREFORE, BE IT RESOLVED, that, action be approved on application pertaining to the Interim Zoning Ordinance as follows:

CHANGE LAND CLASSIFICATION FROM "RESIDENTIAL" TO "COMMERCIAL".

Applicant: ISLAND SAND & GRAVEL, INC.

Description: Those portions of Lots 66 and 69, "Syndicate Addition to Freeland", according to the record thereof in the office of the Auditor of Island County, Washington, in Volume 2 of plats, page 23, described as follows: That portion of Lot 66, lying westerly of State Highway 525, except the South 125 feet of the