STATE FERRY SYSTEM - KEYSTONE AREA DREDGE

In further supplying information with regard to the matter of dredging of the Keystone Area by the State Ferry System as previously discussed 12 May, 1975, Syd Glover, Planning Director, noted he was in receipt of a letter from Colonel Eineigl, Corps of Engineers, Seattle, concerning proposed plans for maintenance dredging of their authorized navigation project at Lake Crockett, Keystone Harbor on Whidbey Island, Washington. Both the harbor and channel are federally maintained at authorized debths of 18 feet mean lower low water, with maintenance dredging required at 5 to 6 year intervals, last completed in 1971. The letter indicated their plans in September and October of this year to partially remove 20,000 cubic yards of materials from the entrance channel, isolating the locations within the harbor. Hydraulic pipeline dredging equipment will be used in the dredging operation and should be completed within 30 days. The dredging material deposits are composed of gravel, cobbles and sand, with the amount of silt negligible because of the very strong currents in the project area. The dredging material will be placed in the literal drift systems to prevent down-beach erosion. The Corps is presently preparing an Environmental Assessment and Project Plan, and they plan to conduct underwater biological surveys of the jetty area before, during and after the project operation. Mr. Glover commented that earlier indications had been that disposal of the materials would be all upland, but as indicated in this letter, some of the materials would be placed on the active beach. A full report with maps of title currents, etc., is on file in the Planning Department. Commissioner Anderson stated his personal objection to the dredge, noting they had been previously assurred the spoils would be deposited on the ground, but now find spoils will be dumped into the drift of the shoreline. The Board concurred and recommended this item be placed on the Commissioners Agenda for further discussion 16 June at 3:45 P. M.

RESOLUTION NUMBER C-40-75: TRANSFERRING FUNDS WITHIN THE 1975 PLANNING DEPARTMENT BUDGET

STATE OF WASHINGTON
COUNTY OF ISLAND
RESOLUTION No. C-40-75

IN THE MATTER OF TRANSFERRING FUNDS WITHIN THE ISLAND COUNTY PLANNING BUDGET for 1975

WHEREAS, there are budgeted funds in the Printing Account of the Maintenance and Operation portion of the Island County Planning Budget for 1975, over and above the amount required for the balance of the year, and

WHEREAS, the Capital Outlay portion of said budget is in need of funds to properly maintain said office for the balance of the year, 1975,

NOW, THEREFORE, BE IT RESOLVED that the amount of $500 be transferred from Maintenance and Operation to Capital Outlay, all within the 1975 County Planning Budget.

APPROVED & ADOPTED this 9th day of June, 1975.

BOARD OF COMMISSIONERS
ISLAND COUNTY, WASHINGTON

Carl L. Mecklenberg, Chairman
R. W. Christiansen, Commissioner
Delmon L. Anderson, Commissioner

ATTEST:
E. Duane Kemp
County Auditor & Ex-Officio
Clerk of the Board

REMODEL OF OLD TREASURER'S OFFICE AREA DISCUSSED

Commissioner Anderson moved that the Board hire Mr. Horace Bradt to draw up some plans to remodel the vault area and the old Treasurer's Office, and also to give his recommendations on offices for the County Commissioners in the area of the old building, and to hire him on a professional fee basis, and discuss also the area behind the courtroom of converting it to a holding-security area for prisoners. Motion, seconded by Commissioner Christiansen, carried.

ZONE CHANGE APPLICATION: RURAL TO COMMERCIAL/DALTON

The matter of a zone change application from rural to commercial, came on before the Board at 2:00 P. M. as scheduled. Mr. Glover stated the Dalton rezone involves the area West of Clinton on the State Highway, and old highway location, presently the real estate office and storage shed which exists on the property. The land surrounding the proposed rezone area is zoned as rural. The matter was heard by the Planning Commission on April 18, 1975, with conclusions that the variety of commercial uses that could be developed in a commercial zone under the interim zoning ordinance could impact the area, drainage problems in this area could be increased

by a commercial use, and that existing uses could be continued without rezoning to commercial. The Commission recommended disapproval of the zone change application from Leonard M. and Dorothy Dalton, from rural to Commercial. The application involves 1.4 acres of land; a real estate office is presently located in what was once a residential structure but has been a real estate office for a number of years, and an out building associated with this is being used for a contractors storage building. Commissioner Anderson questioned what the suggested use of this property was according to the County's Comprehensive Plan. Mr. Glover replied that this was a sliver of land, but that one of the goals of the Comprehensive Plan is to resist the extension of commercial uses up along this highway, and that the Planning Commission last year had rejected an application for extension of commercial property in that area. Mr. Dalton contended that the property couldn't be used for anything else than commercial, and should have been made commercial zoning under the grandfather's clause. He indicated that the Clinton Merchant's Association were in favor of the property being zoned commercial, as well as several owners across the street from his property. He is asking to put a new warehouse on the property which would be a neat building with an office on one end, posing no drainage problem, added income for the property and an asset to Mr. Dalton. Mr. Dalton stated he had notified Mr. Shoudy to move out of the area of the old garage, made arrangements to plow and clean the place up, planting in grass. He felt it would be a lot nicer to people coming on the Island going up the road to see it as it will be, rather than leave it the way it is now. Mr. Glover clarified for the Board that leaving the zone as it is, would not jeopardize its function, but only would not permit the new building to be constructed. Other areas zoned commercial within the immediate area that were vacant were discussed in lieu of the present property as described in the application. Mr. Dalton stated that at 35¢ per square foot, it would be prohibitive for him to purchase. Commissioner Anderson moved that the Board accept the recommendation of the Planning Commission and turn down the request. Motion, seconded by Commissioner Christiansen, carried.

PRELIMINARY PLAT TIME EXTENSION - SANDY BUBBLES, DIVISION NO. 1

Mr. Glover stated that the Plat of Sandy Bubbles received preliminary approval in 1974 for 39 lots, 16.74 acres, on West Beach Road, south of the peatown area. The Planning Commission had received a recent letter from the platter, Mr. Sandusky, requesting a time extension for processing the final plat of Sandy Bubbles. The matter was heard at the Planning Commission meeting on May 13, 1975, receiving a unanimous recommendation that the preliminary plat of Sandy Bubbles, Division Number 1 be extended for a period of one year. The platter is working and has most of the roads completed, and has started work on pump house and other items. Commissioner Christiansen moved that the Board grant an extension of one year for Sandy Bubbles to agree with the Planning Commission's recommendation for the year extension to be May of 1976. Motion, seconded by Commissioner Anderson, carried.

HEARING HELD: RESOLUTION NO. C-35-75/DISAPPROVED CIVIL SERVICE COMMISSION

The matter of an Emergency Appropriation for the Civil Service Commission 1975 Budget in the amount of $300.00 came on for hearing before the Board at 2:30 P. M. as advertized, having been set for hearing on 19 May, 1975. Chairman Mecklenberg read a letter from David F. Thiele, Prosecuting Attorney, indicating that he had been informed a resolution was pending before the Board for an emergency request of $600.00 to cover operating expenses of the Civil Service Commission, and that at least one-half of said appropriation would be available to cover the cost of deposing witnesses. He stated that Resolution Number C-35-75 had been prepared and forwarded to the Board before he had been informed of the pending request. Commissioner Christiansen moved that the Board disapprove Resolution Number C-35-75. Motion, seconded by Commissioner Anderson, carried.

PLANNED REVENUE SHARING EXPENDITURES

The Chairman presented the Planned Revenue Sharing Expenditures for the fiscal year beginning July 1, 1975 and ending June 30, 1976, indicating this was not a budget but an estimate of planned Revenue Sharing funds over that period. Island County will receive $328,820.00 during the fiscal period, and a plan must be submitted for which the County hopes to use the funds. Specific categories which may be used are: Public Safety, Environmental Protection, Public Transporation, **Health, Recreation, Libraries, Social Services for Ages or Poor, Financial Administration, Multipurpose and General Government, Education, Social Development, Housing and Community**