ble future sewer treatment site, Commissioner Mecklenberg suggested that the Public Works Department draft the resolution designating the property as the dredge spoil site. Mr. Allen reflected that the administration of the proposed $5,000.00 maintenance bond be between Mr. Spano and the Lagoon Point Improvement Club. Mr. Glover did not agree because the shore works portion is under the requirements of the Shoreline Management Act and the County does have the responsibility to carry through. The Planning Commission felt it was necessary to post a maintenance bond to see that the intregity of the jetty would stand up. The bond could be made out to Island County and administered by the Planning Department. Mr. Allen indicated that his department would draft the proper resolution designating the dredge spoil site. Commissioner Mecklenberg recommended that a future meeting be scheduled as soon as possible for reconsideration, having before the Board at that meeting, a proposed maintenance bond and a resolution designating the proposed site. The Board scheduled this meeting to be held on Thursday, 4 November 1976, at 1:30 P.M.

AWARD OF BID - SOUTH WHIDBEY MULTI-SERVICE CENTER

Mr. Gill Graff, Architect for the South Whidbey Multi-Service Center, appeared before the Board at 2:30 P.M. as scheduled to present his recommendation for award of bid as received 18 October 1976. It was Mr. Graff's recommendation that bid be awarded to the low bidder, Peter Jaeger Construction Company of Freeland, Washington for bid amount of $79,882.00 together with change orders as incorporated thereto. Commissioner Mecklenberg moved that the Board award the contract to the low bidder, Jaegar Construction Company in the amount of $79,882.00, and also approve a first change order in the amount of $4,046.00 for a total of $83,928.00, Referendum 29 Contract between Island County and the Department of Social and Health Services for construction funding in the amount of $117,500.00, Grant Number 0102-GGG-6156. Motion, seconded by Commissioner Christiansen, carried unanimously.

OPEN SPACE APPLICATION NUMBER 10/76

Mr. Glover presented Open Space Application Number 10/76 from Mr. R.L. Eggerman for Timberland Classification of 10 acres of property located North of Crocket Lake Estates Plat. The Planning Commission recommends this Application be approved for Open Space Timberland Classification for 10 acres; there are no structures on the property. Roy Compton, Island County Assessor, noted his concurrence in this recommendation. Commissioner Christiansen moved that the Board adopt and accept the Application Number 10/76 for the total of 10 acres to be put into Open Space Timberland classification. Motion, seconded by Commissioner Mecklenberg, carried unanimously.

OPEN SPACE APPLICATION NUMBER 11/76 - DONALD D. CREGER

Mr. Glover presented Open Space Application Number 11/76 from Mr. Donald D. Creger for 14 acres within the particular tract of property requesting that 10.413 acres be placed into Open Space Timberland classification. The Assessor recomputed the acreage and recommends the total number of acres to be placed in this category be 10.53, and the Planning Commission did concur. Commissioner Mecklenberg moved for adoption of Open Space Application Number 11/76 in the amount of 10.53 acres, Donald D. Creger. Motion, seconded by Commissioner Christiansen, carried unanimously.

OPEN SPACE APPLICATION NUMBER 12/76 - DUNHAM

Open Space Application Number 12/76 from Ms. Carolyn T. Dunham was presented to the Board by Mr. Glover. Ms. Dunham is requesting that 9.78 acres of her property be placed into Timberland classification; property lies on Highway 525 East of the Plat of Bon Air. The Assessor has recomputed the acreage and recommends the accurage number of 10 acres be placed into this category. On that basis, Mr. Glover noted that the Planning Commission did recommend that this Application be approved for 10 acres. Commissioner Cnristiansen moved that the Board



accept the Planning Commissions recommendation for Application Number 12/76 and grant this Open Space Timberland classification to Carolyn T. Dunham in the amount of 10 acres. Motion, seconded by Commissioner Mecklenberg, carried unanimously.

OPEN SPACE APPLICATION 15/76 - REUBLE

The Board noted receipt of an Open Space Application from Mr. and Mrs. Fred Reuble, Jr. for two adjoining parcels of land on Camano Island for a total acreage of 3.57 for Open Space category, indicating the request would qualify in that it would conserve and enhance natural or scenic resources. Commissioner Christiansen moved that the Board submit this application to the Planning Commission for their recommendation for Mr. and Mrs. Fred Reuble's Application Number 15/76. Motion, seconded by Commissioner Mecklenberg, carried unanimously.

OPEN SPACE APPLICATION 14/76 - WILLIAM LAM

The Board received Open Space Application Number 14/76 from Mr. William Lam requesting 26.69 acres of property be put into Open Space Zoning. Property is located on Ducken Road in Oak Harbor. Commissioner Mecklenberg moved that the Board refer Mr. William Lam's Application Number 14/76 to the Planning Commission for recommendation. Motion, seconded by Commissioner Christiansen, carried unanimously.

WATER CONTRACT - HELP, INC.

The Board received a Water Contract between HELP, INC. and Island County for water from the County Shop on South Whidbey. A check in the amount of $12.00 was included for the yearly contract amount, retroactive to 1 January 1976. Commissioner Mecklenberg moved that this contract between Island County and HELP, Inc., a non-profit organization, for the purpose of supplying water to their Senior Center be approved. Motion, seconded by Commissioner Christiansen, carried unanimously.

PRELIMINARY PLAT - LONG POINT HEIGHTS

At 3:45 P.M. as scheduled, the matter of a Preliminary Plat of Long Point Heights came on for discussion. The owner being Herb Pickard, Fakkema & Kingma, Inc. the consulting engineers, with the property located within the Coupeville area lying within the Northwest Quarter of Section 35, Township 32 North, Range 1 East, W.M., lying North of Parker Road, consisting of 6.5 acres to be divided into 10 lots. Mr. Glover noted that the Planning Commission on 12 October 1976 did recommend approval of the Preliminary Plat as shown on the drawing, subject to conditions as follows:

Engineering Requirements:

(1) Additional study by the developer of potential problems of exiting the drainage from Crown Avenue and Rosewood Court near the edge of a subdivision near a natural drainage way on adjacent property;

(2) Sunset Place to remain in private ownership as a separate tract for future road access.

Planning Department Conditions:

(1) Compliance with the Navy's Noise Pollution Zone Covenants Exhibit #14 stipulating building standards for home construction. Said requirements shall meet the minimum 25 decibel reduction on the house interior;

(2) A statement be recorded on the face of the plat indicating the composite noise rating and noise hazard involved within the plat and noting that all home construction within the plat must comply with the required construction standards;

(3) Retention of the 30' greenbelt proposed by the Applicant of the natural vegetative tree growth in order to provide a buffer for sight and noise impact (shown on the preliminary plat drawing adjacent to Parker Road);

(4) The extension of Crown Avenue West of Rosewood Court be a dedicated roadway but need not be constructed until such time as adjoining properties are platted

From the standpoint of the Health Department, the water is being supplied by the City of Coupeville and the distribution plans will have to received Department of Social and Health