HEARING HELD: IN THE MATTER OF THE RECEIPT OF BIDS FOR THE PURCHASE OF TRACTOR WITH BELLY-MOUNTING BLADE

A Public Hearing in the matter of receiving bids for the purchase of one tractor with belly-mounting blade came on for hearing before the Board at 11:15 am as scheduled, having been set for hearing on January 15, 1979, in accordance with Resolution Number R-8-79. Bids were received as follows:

1. SKAGIT VALLEY EQUIPMENT, INC., BURLINGTON - No Bid
2. CRAIG-TAYLOR EQUIPMENT COMPANY, RENTON - No Bid
3. BRIM TRACTOR COMPANY, LYNDEN
   Delivery within 180 days or less from the receipt of award of bid. Warranty - 1 year.
   Bid, complete as specified: $14,998.00 including sales tax, with 4x4 transmission.
   Bid alternate: 6 x 4 with power speed take off $14,483.00
   Bid alternate: 8 speed transmission with power speed take off $14,483.00

Commissioner Romeo moved that the bid be referred to the Engineer for his evaluation and recommendation back to the Board. Motion, seconded by Commissioner Christiansen, carried unanimously.

HEARING HELD: RECEIPT OF BIDS FOR THE PURCHASE OF SPRAY MATERIALS

A Public Hearing in the matter of receiving bids for the purchase of spray materials came on for hearing before the Board at 11:30 a.m. as scheduled, having been set for hearing on January 15, 1979, per Resolution Number R-7-79. Bids were received as follows:

1. VAN WATER & ROGERS, DIVISION OF UNIVAR, SEATTLE

A. Sterilant Spray - No Bid	-0-
B. Princept 80W, $2.38 lb. 2500 lbs.	$5,950.00
C. Broadleaf Spray, $23.05/gal.	1,195.00
D. Spreader, $5.50/gal.	270.00
E. Cytrol @ $11.25/gal.	355.50
F. No-Cal-Trol @ 52.08/case	434.00
G. Carmex @ $2.40/lb.	120.00
TOTAL BID: $8,779.29 including Sales Tax	

2. WESTERN FARMERS ASSOCIATION, SEATTLE

A. Sterilant Spray, $2.14/lb.	$6,206.00
B. Princept 80W, $2.15/lb.	5,375.00
C. Broadleaf Spray,	1,700.00
D. Spreader, $4.73/gal.	236.50
E. Cytrol @ 11.94/gal.	358.20
F. No-Cal-Trol @ 19.28/gal.	482.00
G. Carmex @ 19.28/gal.	115.00
TOTAL BID: $15,210.81 including Sales Tax	
ALTERNATES: Atrozene, 265 lbs.	$5,615.80
Amatrol @ 11.44.gal.	344.20

3. AGRI-CHEM, BURLINGTON

A. Atrex 90 $2.13/gal.	$6,177.00
B. Princept @ $2.42/gal.	6,050.00
C. Broadleaf Spray @ $30.60/gal.	1,530.00
D. Spreader @ $5.00/gal.	250.00
E. Cytrol @ $12.15/gal.	364.50
F. No-Cal-Trol @ $ 4.15/qt.	415.00
G. Carmex	144.50
TOTAL BID: $15,692.48 including Sales Tax	

Commissioner Christiansen moved that the Board refer the bids to the person within the Engineering Department who drafted the specifications, and to come back to the Board with a recommendation for award of bid. Motion, seconded by Commissioner Romeo, carried unanimously.

RECESS

The Board recessed at 11:40 a.m. to reconvene as the Board of Health. The Regular Meeting of the Board of County Commissioners resumed at 1:30 p.m. as scheduled.

ZONE CHANGE APPLICATION NO. Z1278 FROM RURAL TO RESIDENTIAL FRANK E. & LYNETT P. SALTSMAN & MICHAEL T. & NANCY L. O'CONNOR, CAMANO ISLAND

The matter of Zone Change Application Number Z1278 from Rural to Residential by Frank E. & Lynett P. Saltsman and Michael T. & Nancy L. O'Connor, came on for the Board's consideration as scheduled at 1:30 p.m. The Zone Change requested is for the purpose of subdivision for 10.69 acres on property located on Tax Lots 52 and 85, Section 19,

Township 32 North, Range 3 East, W.M., Camano Island, lying West of North Camano Drive and Easterly of Arrowhead Road. Mr. Glover reported that the Planning Commission reviewed the Application on November 14 and December 12, 1978 for its compliance with the Comprehensive Plan, Zoning Ordinance, and Platting Resolution and other County regulations, and recommended approval of the Application, subject to the following conditions:

1. That the Applicant enter into a Contract Rezone Agreement with Island County.
2. Residential use of the property shall be for the purpose of development of a low-cost senior citizen housing complex.
3. The remnant of the property shall be used for single family residential use only. (No multi-family dwellings)
4. On-site drainage control and retention plans are required for development of the Senior Citizen Low-Cost Housing Complex.
5. Review by the Island County Road Department of the problems associated with water runoff drainage within the immediate area.
6. Adequate screening of the Senior Citizen Complex be provided along the boundaries.
7. Segregation of the property be developed in substantial compliance with the short plat proposal identified as Exhibit #17.
8. Property is restricted to no further subdivision.
9. Construction shall commence within two years after the effective date of the Ordinance changing the zoning classification of the site to residential and pursued thereafter to completion with all reasonable diligence. If construction has not commenced within two years after said effective date, the property owner shall report the reasons for the delay to the Island County Planning Department and show cause why the County should not proceed to rezone the land to its original rural classification.

Edith Earonoff, owner of two five acre parcels in Terry Heights Subdivision, asked the following questions for clarification of her concerns with regard to the proposed zone change:

1. Where the water will come from, and if there would be adequate water;
2. What size the property would be divided into;
3. Can the developer change use of the property at a later date; and
4. Is the proposed senior citizen development to be on the private road or on North Camano Drive, and if along the private road, would the community property owners be liable for any accidents the seniors might have along that road.

Mr. Glover responded that there were four parcel proposed per Exhibit #17 of the Planning Commission records, and that the owners would have to fulfill the stated use per the Contract Rezone Agreement with two sites proposed for senior citizen housing and the other two sites used for single family dwellings, and there would be no further division of that property. The water situation has yet to be identified by the applicant, the zone change done on the basis of a contract rezone so that the proposal would be implemented within two years. The senior citizen housing proposed is along the private road, but the matter of liability of the community is unknown at this time. Commissioner Christiansen commented that he would like to compliment the Island County Planning Commission on how they handled the matter and drew up the Contract Rezone Agreement, protecting Island County very well and also protects the people living in the area to the best they could be protected, noting that if the proposal does not go into effect, the property will go back into Rural classification as it is at the present time. Mr. Larry Beal, adjoining property owner, spoke to his concerns of the proposed use of the property as being that of water, increased foot traffic and therefore increased liability, what would happen if the project went broke, contended that this was not the best spot for senior citizen housing. Mr. Glover stated that the number of senior citizen units would be restricted by the size of the parcel itself. As a comment regarding the road that would serve the senior citizens complex, Mr. Glover pointed out there could be a requirement put on the development itself to bring that road up to a better standard to handle the amount of traffic, in that the site plan has to be approved by the County before a building permit can be issued, and that matter could also be covered by some additional work under the Short Platting requirement. Commissioner Christiansen stated he would agree that they would want a more adequate road than is there at the present time, and it is true that walking on North Camano Drive would almost be impossible. Mr. Glover stated there were two distinct possibilities for utilization of this property for senior citizens: 1) would be the potential for a private party to construct these units generally constructed under a program of subsidy from the Federal Government; and 2) if no private party is interested, the Island County Housing Authority has expressed some interest, but do not wish to compete with the private sector. Commissioner Christiansen felt the need was there for low-cost senior citizen housing on Camano Island, and knew there had been a lot of research put in the matter by the Housing Authority, and that the way the Planning Commission and Planning Department wrote the Contract Rezone Agreement, he would be in favor of approval of the project, and therefore