JAIL INSPECTION

The Board made a jail inspection in accordance with R.C.W. 36.63.110, and sampled the noon meal.

HOLMES HARBOR CONSERVATION CLUB - STATEMENT REGARDING ENFORCEMENT OF CONTRACT REZONES AND CONDITIONAL USE PERMITS

On behalf of the Holmes Harbor Conservation Club, Bill Semple, President, read the following statement into the record:

"I have recently reviewed, with Mr. David Thiele, Island County Prosecuting Attorney, the proceedures required to correct violations of "special" zoning permits.

The present system is clumsy, slow and very ineffective. I can understand the reluctance of the County to bring suit over minor violations of permits, however, continued minor violations eventually add up to one of major proportions with the County still unwilling to spend the time and money to go to court.

In my opinion, conditional use permits and contractural rezones are granted to allow limited commercial use of a piece of property while providing safeguards for the surrounding property owners. The present enforcement policies do not provide this protection.

I believe that it is urgent that the Board of County Commissioners review the current archaic policies and make the necessary changes to properly protect the citizens of Island County.

The present enforcement policy is an expense to the taxpayers. I would like to propose that the person seeking "special" zoning favors be made to post a bond of sufficient amount to cover fines imposed by the County for zoning and/or permit violation. Let's put the enforcement expense where it belongs.

There is a great need for more definitive and binding language in the zoning contracts, including penalty for violations, better descriptions of manufactured products, such as size, quantity, etc., detailed information regarding greenbelts, noise mitigating barriers, parking requirements, type of buildings, etc. This contract should be drawn up or reviewed by the Prosecutor's office.

Failure to comply with this contract should result in swift action by the County, resulting in fines as described in the contract. If continual violations occur, the Prosecuting Attorney should have the power to take the violator to court.

I believe these "special" zoning permits should be reviewed on a yearly basis, at which time photos should be taken to reveal any changes in operation.

Department heads have a full workload so therefore I propose an additional employee to monitor and inspect "special" zoning permits.

I sincerely hope that you will consider and take action on this very important matter."

STUDY OF WATER RESOURCES IN ISLAND COUNTY

In follow-up to comments made on June 18, 1979 regarding a possible study of water resources in Island County by U.S. Geological Survey, Syd Glover, Island County Planning Director, read for the record a letter dated June 28, 1979 from William Meyer, Assistant District Chief, Hydrolic Investigations, United States Department of the Interior, Geological Survey:

"In response to your letter of April 3, please be advised that the U.S. Geological Survey is willing to conduct a study of the water resources of Island County subject to the availability of personnel and funds. Since our discussion in March and the receipt of your letter, this office has discussed the potential need for and funding of such a study with personnel of the Washington State Department of Ecology. We have several personnel in the County this summer working with drillers and collecting information from existing wells. We hope to obtain the necessary funds to permit a hydrologist to examine both published and unpublished geohydrologic reports of the County. If funds are available, this work should be complete by October. All of this information will then be used to establish the geohydrologic setting of the County to the extent the available data will allow.

The above efforts are necessary to allow us to accurately determine the time and cost associated with a detailed water-resources study of Island County to answer the two questions raised in your letter. As you are aware, several geohydrologic studies have been made of the County, but they are of a reconnaissance type, based strictly on available data, and do not permit determination of those factors that must be answered before the County will truly be able to manage its water resources.

In order to properly manage its water resources the County must know the answers to the questions of:

1. The location, extent, and thickness of aquifers and nonaquifers;
2. How much water is available, particularly on a sustained yield-type basis;
3. How long the water supply will last for a given pumpage distribution (here it must be recognized that the amount of water available and the length of time it will last depends partly on the distribution of pumpage);

4. What are the consequences of water development. In general, in a setting such as Island County there is always the threat of salt-water intrusion. The deeper the well, the higher the rate of pumpage, and the closer the well is to the sea all affect the rate of intrusion.

Answers to these questions would be the objectives of the study should we be able to undertake it.

Finally, you should be aware that the Geological Survey contributes 50 percent of the cost associated with a study of this type. The remaining 50 percent must be borne by local governmental agencies such as County, city, or State. We have had preliminary discussions with the Washington State Department of Ecology concerning the possibility of their willingness to fund 25 percent of the cost of the study. This would mean that the remaining 25 percent would still have to be funded from some other source.

We would be willing to arrange for a meeting between Geological Survey, Department of Ecology, and Island County to discuss a detailed water-resources investigation of Island County if you desire."

The Board expressed their view that if U.S. Geological Survey was willing to participate and pay a portion of the cost, the Board would pledge support for the study and would do anything they could to cooperate, and authorized Mr. Glover to proceed to follow up with Mr. Meyer and let them know when a meeting has been arranged.

ENFORCEMENT OF CONTRACT REZONES AND CONDITIONAL USE PERMITS, ETC.

Mr. Glover noted various topics of discussion held recently at the WSAC convention held in Spokane, including enforcement procedures for various permits. Since the Planning Department is now undergoing staff changes, Mr. Glover stated he would be looking to see how the office might change operations to better react to public demands, etc., and noted that he was looking into the possibility of using one staff member as somewhat of an "enforcer" to go out on a regular circuit checking permits to insure what degree of compliance existed. Further recommendations will be brought forth at a later date.

ISLAND COUNTY OVERALL ECONOMIC DEVELOPMENT PROGRAM, ANNUAL REPORT

Mr. Glover noted issuance of the Island County Overall Economic Development Program, Annual Report, 1978 - 1979, issued June, 1979.

DEVELOPMENT REQUIREMENTS DISCUSSED

Chairman Anderson noted that in talking to Snohomish County Commissioners, it was found that Snohomish County set a fee system of requirements for long plat developments, including payment of fees towards schools, parks, etc. Mr. Glover responded that Snohomish County did request an "impact fee" on long plats, but at this time, there was a lawsuit filed in Snohomish County in that regard. In several other states, that idea has been upheld by the Courts. He noted that it was an interesting concept and one that should be looked at, pending the outcome of the Snohomish County court case.

WATER RESOURCE INFORMATION

Rufus Rose resident, South Whidbey, spoke concerning a meeting he attended June 28th at the Bayview Service Center, regarding Island Groundwater Discussion, speakers Bruce Foxworthy and Bill Meyer from U.S. Geological Survey. He stated that subsequent to the meeting, he had spoken to Wally Lehman, well driller, South Whidbey, and obtained information from Mr. Lehman as published in the State Standards and Criteria of how much rain fall is recoverable as ground water -- 10%; taking the State Standards, South Whidbey would have enough rainfall to sustain a population of 90,000 people. Mr. Rose encouraged the Board to hold another meeting inviting the well drillers to attend and share their information and knowledge, with the Board setting the ground rules at the outset, to allow all questions to be answered at that time. Mr. Rose also felt that the Island County Comprehensive Plan should address holding watershed areas. The Chairman pointed out that by working with U.S. Geological Survey, the Board was moving in the direction of obtaining the necessary information. Mr. Glover noted that questions had been received from a number of sources, and the Planning Department had phrased its questions to U.S.