pany for the construction of Rowe Road on Camano Island under C.R.P. #79-17. Due to problems of erosion, it was the Board's decision to hold the voucher until Commissioner Christiansen was present to report and recommend in this matter.

QUIT CLAIM DEED ACCEPTED - PROPERTY FOR DISTRICT COURT LOCATION, OAK HARBOR

The Board reviewed a Quit Claim Deed from Lloyd Linn for property purchased by the County for use as the District Court location in the Oak Harobr area, and it was moved by Commissioner Romeo, seconded by Commissioner Anderson and passed, that the Board at this time accept the Warranty Fulfillment Deed from Lloyd Linn for the North 200' of the East 190' of Lot #5, Block #2, Olympic Gardens, for property to be used for the District Court, Oak Harbor, purchase price of $65,000.

HEARING HELD: ZONE CHANGE APPLICATION NUMBER Z0379 BY SNOHOMISH LUMBER COMPANY, RURAL TO COMMERCIAL, NORTH WHIDBEY AREA

The Chairman opened a Public Hearing in the matter of Zone Change Application No. Z0379 by Snohomish Lumber Company from Rural to Commercial, at 11:30 a.m., having been continued from January 7, 1980. The particular property is located in the NE¼ of the NW¼ of Section 25, Township 33 North, Range 1 East, W.M., Whidbey Island, lying south of Fakkema Road and east of State Highway 20 Intersection. Len Madsen, Assistant Planning Director, recapped the application as requested to allow construction of a lumber yard, and outlined the Planning Commission recommendation for approval in accordance with Findings of Fact, Conclusions of Law and Entry of Order dated August 14, 1979 under a Contract Rezone Agreement, subject to ten conditions. Mr. Madsen gave an overview of the area in terms of planning and noted current development patterns. The Planning Director's recommendation had been to not approve the zone change on the basis of timing and non-conformity with the Comprehensive Plan at this point. The Chairman noted the Board was one member short at this time, and that the Applicant had requested that the full Board be present when this matter was considered, and therefore, questioned the Applicant's comments at this time. Ed Cabrian, Associate Broker, North Island Realty, asked that since the Board had been split on this case, (Commissioner Anderson and Commissioner Christiansen) could Commissioner Romeo be the deciding factor. The Chairman agreed, and Mr. Cabrian requested then that the Board go ahead with consideration of the zone change. Mr. Cabrian went over facts related to the zone change, including beautification, the reason for request of rezoning only five acres at this time, and addressed the matter of access. Mr. Cabrian stated that if the zone change were approved, vehicles could come in on the third lane down Fakkema Road for entrance also into the Trailer Sales. Rufus Rose, resident of South Whidbey, who previously spoke in favor of the application with a qualificaiton, questioning what the difference in taxes to the County would be, noting his concern that the industrial park now located on Goldie Road seems likely, in the future, to fall to the City of Oak Harbor by annexation, and the County would lose the taxes from those businesses. His interest is in the County having industry go where the taxes will continue to the County instead of the City of Oak Harbor. Mr. Madsen reported no studies on this question, and indicated it would be very difficult to balance and would be speculative at best. Mr. Rose stated his feeling that some balances and tradeoffs on this type of application should be considered by the Commissioners. The Chairman noted that the County must look to the overall good, and reminded Mr. Rose that annexation does not happen automatically and that the County did have representatives when any deliberations are considered for annexation. Mr. Rose clarified that his comments were in favor of the application under consideration at this time. William S. Floyd, Manager, Snohomish Lumber Company, Oak Harbor, reported the experience with Snohomish Lumber Company at their Sequim facility put in approximately two years ago. He stated it was an investment of approximately $500,000.00,

with the number of employees ranging from 10 to 12, and the volume of business is approximately 3½ times more than that of the Oak Harbor facility. They do anticipate a growth pattern, and feel that the facility would be an asset to the communtiy in bringing jobs into the area, making higher monies available, and that the money taken in by the business will almost 100% stay in the area. Commissioner Romeo stated that he normally would take the attitude that the Commissioner from the particular district should make the recommendation, and would therefore, ask Commissioner Anderson's recommendation at this time. Commissioner Anderson stated that his position was clear from the past meetings on this matter, and with all things considered, the situation where the County did have an industrial park area on Goldie Road, where it had been determined there is property available in that area, and with the possibility that in two or three years the situation may change and the County could look at the matter again, but as of now his position remains the same and would agree with the Planning Director and recommend that the application be rejected; the matter could be referred back to the Planning Commission to take another look at the issue, however. Commissioner Romeo therefore stated that with his policy to normally take the recommendation from the Commissioner within a particular district, but with two Commissioners in disagreement, at this time would move that Zone Change Application Number Z0379 by Snohomish Lumber Company be referred back to the Planning Commission for their review and feelings on the matter. Motion, seconded by Commissioner Anderson, carried unanimously.

PLANNING DIRECTOR'S REPORT

1980 Census - Complete Count Committee

Len Madsen discussed the 1980 Census and the role of the suggested Complete Count Committee, as previously noted by Syd Glover, Planning Director, on January 7, 1980. Instead of forming a committee, it was the Board's suggestion that the Planning Department prepare a letter outlining what needs to be done in this regard and mail it to the various clubs within the County, as well as the School District Superintendents. E. Duane Kemp, Auditor and Clerk of the Board, suggested to also include information to the Ministarial Association. Helen Chatfield, reporter, Skagit Valley Herald, requested that staff members make themselves available for radio interviews.

U.S.G.S. Ground Water Study

Mr. Madsen reported that the study was progressing, and that Bill Meyer of U.S.G.S. would evaluate the project and would give the County a status report. Mr. Madsen stated he would make a point of contacting Mr. Meyer in February to set up a meeting with the County for the purpose of receiving the status report.

PETITIONS FOR PROPERTY TAX REFUNDS APPROVED

By unanimous motion, the Board approved the following Petitions for Property Tax Refunds:

Petition #79-39: T. J. Erkkila, $163.11 refund
Petition #79-40: William J. Bavins, $13.06
Petition #79-41: James H. Briggs, $133.86
Petition #78-35: James H. Briggs, $149.75

ZONE CHANGE APPLICATION NUMBER Z0779 BY JOSPEH H. FRANSSEN, RURAL TO COMMERCIAL, NORTH WHIDBEY AREA

The Chairman opened discussion of Zone Change Application No. Z0779 by Joseph H. Franssen at 2:00 p.m. as scheduled, having been continued from January 7, 1980, to allow Commissioner Anderson an opportunity to visit the property. The Chairman reported that the did have a chance to visit the property, along with Commissioner Romeo, which had given them a better idea of where it lays, the access, etc. Len Madsen recapped the application as reported during the meeting of January 7, 1980. The Application submitted by Franssen is for the purpose of rezoning property from Rural to Commercial located in Parcel #605-220 in Section 26, Township 33