Keith Dearborn provided clarification to some of the concerns expressed. With regard to concerns over public notice, Mr. Dearborn advised that each owner of property being reclassified agriculture or forest would receive a notice of that pending relcassification. In regard to the text changes in the zoning ordinance, particularly the concern as relates to the rural zone, Mr. Dearborn stated he did not consider what is being proposed as down zoning, and in fact, rather that opportunities are being offered for the rural property owner allows an increase in density of 250% over existing zoning; options are being given and the process being specified in which the property owner could realize the density they can have, and nothing is being done which is impermissible; public notice is to be provided through the newspaper, and in each case, there will be a notice which begins the hearing process and sequence of meetings. Mr. Dearborn pointed out that the issue of the 20 acre parcel size for ag/forest lands was raised at a public meeting before the Planning Commission between the last meeting Mr. Hoeck had attended and today, there have been three meetings -- notices of those meetings were provided and testimony taken. The Comprehensive Plan will be modified in conjunction with each subject area, and the point about productive farmland will be a key issue. Regarding "numbers count" Mr. Dearborn pointed out this as his eighth month where he has been working for the County on the process, and during the process, had hoped progress had been made and the people had begun to realize that number counts were not what was being searched for but rather the content of the arguments and the concerns. Mr. Dearborn reported that he had read every letter, and offered to go to anybody's meeting anywhere between now and July, as would Mr. Madsen or any member of the Planning Commission to talk on any subject relating to the concept and listen to the concerns and try to see if there is some way to address those. With regard to the issue of transferring a development right, Mr. Dearborn confirmed that the concept is one of permanence, noting that during discussions a legitimate question had been raised to ask if there should be a way to undo the development rights transfer, and if there is, should there be a time limitation in which a farmer or forester has to live with the transaction before that reversal can occur, and if so, how and what terms could reversal occur; these are issues which will have to be addressed.

Commissioner Dunlop brought up the point of there being a general 12,000 sq. ft. lot size contemplated by the Health Department in some areas because of soil, sewage disposal and drainfield reserves, and therefore, this is a matter which will need to be incorporated in an Overlay Zone or in some fashion within the minimum lot size dictated by soil itself. Mr. Dearborn replied that that was reflected in the Residential zone notes; i.e., the 3.5 units per acre works out to be about 12,500 sq. ft. on a lot. In the situation where concerns relating to provisions of on-site waste disposal where a community drainfield system was being used, Mr. Dearborn reported that the following questions:

(1) should there still be a minimum lot size; (2) minimum parcel size (what's the smallest parcel size you can transfer development rights to or do a PRD on); the concerns have been raised but the Strategy does not address those issues at this point, but will have to be addressed as a part of the Rural and Residential policies.

Commissioner Dunlop re-emphasized the second paragraph of the letter to the Board from the Chairman of the Planning Commission, and along that line pointed out page 12 of the Strategy which indicates "proposed action strategy"; something which is not final but proposed.

The Chairman asked for clarification of the mandatory versus voluntary zoning as indicated on Page 6. Mr. Dearborn responded (referencing the last full paragraph on Page 6) that that reflects the current state of thinking of the Planning Commission; the Planning Commission however, has not made a determination in their minds as to whether it should be mandatory or voluntary, and can see the concern on both sides of the issue.

Commissioner Romeo observed that his understanding of the matter is that there is nothing cast in concrete and the Board should support the Strategy as it is and keep things moving.

Commissioner Romeo moved that the Board support the Strategy of the Planning Commission as presented to the Board. Commissioner Dunlop seconded the motion. Commissioner Dunlop then made an amendment to the motion, that being to move that the Board pass on to the Planning Commission the directive that they seriously consider the mandatory phase of the Strategy as far as the agriculture and forest lands are concerned. The Amendment was seconded by Commissioner Romeo. Commissioner Dunlop provided clarification to his motion of amendment -- that the Planning Commission give due consideration in their public meetings and hearings as to input on the mandatory phase of agriculture and forest lands, giving consideration to the 20 acre parcel size.

In further clarification, Mr. Dearborn advised the audience that it was his understanding that Commissioner Dunlop's amendment spoke to the application of the program and whether it should be done on all parcels or just parcels which a farmer or forester volunteered, and consideration of a mandatory program (which could be 5, 10 or 20 acres) with the real question of "what do we do with that acreage size?"; saying only that the Planning Commission should seriously consider the question of mandatory versus voluntary; he assumes that Commission Dunlop's motion of amendment does not suggest that the Planning Commission broaden the application to unproductive farmlands or forest lands, but only to those critical acreages. Commissioner Dunlop confirmed Mr. Dearborn's assumptions to be correct in his intent.

The vote of the Board on the Amendment, as was made and seconded, carried unanimously. The vote of the Board was then taken on the basic motion and the amendment, which as made, seconded and amended, also carried unanimously.

AGREEMENT FOR PERSONAL SERVICES - HEARING EXAMINER

Keith Dearborn, Planning Consultant, presented the Board with an Aggreement for Personal Services between Island County and Ms. Nadine Burke, Island County's Hearing Examiner, The key terms of the Agreement provide that the Hearing Examiner will be paid an hourly rate of $32.00 which will cover her time and all expenses associated with the work, with the County to provide administrative services as provided within the budget. The total amount of this Agreement is $24,000, which cannot be exceeded without the Board's prior authorization. Mr. Dearborn noted that Ms. Burke has indicated, that at no charge to the County, she will at her own time and expense become familiar with all the Island County plans, policies, codes, regulations, which may be pertinent, and will remain familiar with those throughout her one-year contract. The Agreement provides for quarterly reports to be submitted to the Board and Planning Commission. The Prosecutor's Office has reviewed the Agreement, suggested some changes to ensure that the insurance names the County as beneficiary and that the County can approve the form of insurance policy which Ms. Burke will have to provide. Ms. Burke is aware of the changes the Prosecutor desires and has no problem with those changes, and in all respects said Agreement complies with both the ordinance and falls within the budget which has been estimated and provided for. Commissioner Dunlop moved that the Board approve the Agreement for Personal Services with the Hearing Examiner, Nadine Burke, and that it be submitted to her for her signature. Motion, seconded by Commissioner Romeo, carried unanimously.

There being no further business to come before the Board at this time, the meeting was adjourned by the Chairman at 5:45 p.m., with the next Regular Meeting to be conducted on 23 January 1984 at 9:30 a.m.

BOARD OF COUNTY COMMISSIONERS
ISLAND COUNTY, WASHINGTON

E. Duane Kemp, Chairman

Wm. F. Dunlop, Commissioner

Lou A. Romeo, Commissioner

ATTEST:

Harry H. Ferrier, Island County Auditor and Ex-Officio Clerk of the Board