properties which would go from a CF/CE to a CG on the slopes, he feels there would be in excess of 50% of the property which would be classed as the type 6 Agricultural soils (15-20 acres). Mr. Roehl stated that a site-specific inspection should have been done before a decision was made by the Short Plat Administrator; such decision was not properly made without that site-specific verification.

Referencing Mr. Roehl's point no. 7 from his letter, Commissioner Dunlop commented that it would appear to be a furthering of residential development of this kind and noted that some areas of Central Whidbey are known to have insufficient water, both quantity and quality, to support growth in magnitude. However, a tool is available to determine in advance the probable availability of water. It would be well, in areas such as this, to have a competent hydrogeologist use the USGS Model to determine in advance the probable ability to provide for planned growth before a potential purchaser becomes involved. The Commissioner pointed out the necessity that adequate water rights and water distribution rights be addressed in a development of any size in this particular area.

Mr. Roehl reported indications as far as wells and the amount of area on those properties, that there would be enough water table for water supply. He agrees with the need for further research before anything higher in density is proposed, but the type fo density proposed by the Reubles provides for a good buffer density between the agricultural area to the South and West, and what appears to be a thickening density moving Southward from the North. Mrs. Reuble advised that there is a well on the property used for agriculture purposes which produces 126 gallons per minute 24 hours per day during the summer when needed for agricultural purposes; the well has not been tested for quality, but she feels it is quite good. It is noted that Mayor Naddy, Coupeville, has shown some interest in this well for the Town. Mrs. Reuble pointed out that the Coupeville City waterline does go from Fort Casey Road up Burchell Road to Jan Pickard's, and there is a city waterline which goes along Fort Casey Road up to the Reuble farm. There is a piece of property, consisting of some eight or nine acres, which belongs to her husband's brother (this area was pointed out on the map at this time by Mrs. Reuble) which will either be sold by him and his wife when the time comes or handled by his heirs; it now has a mobile home located there and other out buildings and well.

Commissioner Dunlop acknowledged that in and of itself, this development as proposed is not a serious impact or a problem, but the purpose of his comment had been related to the accumulative effect of there being no control on individual wells or small systems, and the fact that Coupeville is searching for additional sources of water which indicates there is a problem which needs to be addressed before getting out of hand.

Mr. Madsen indicated that in terms of the designation of building envelopes and building sites, should the Board be inclined to look favorably at the project, that it would be his recommendation that they lean on the Central Whidbey Historic Preservation District Advisory Committee in their recommendations in identifying building envelopes and the eventual review of building permit applications for those sites.

Commissioner Bostrom moved that the Board uphold the appeal of Short Plat denial of Short Plat No. 83/64-9 granting the short plat, subject to all Land Development Standards applicable to the property. Motion, seconded by Commissioner Dunlop, carried unanimously.

There being no further business to come before the Board at this time, the meeting was adjourned at 5:55 p.m., with the next meeting scheduled for 26 November 1984 beginning at 9:30 a.m.

BOARD OF COUNTY COMMISSIONERS
ISLAND COUNTY, WASHINGTON

E. Duane Kemp, Chairman

Wm F. Dunlop, Member

D Bostrom

ATTEST: Harry H. Ferrier
Auditor & Ex-Officio Clerk
of the Board

BOARD OF ISLAND COUNTY COMMISSIONERS
MEETING OF MONDAY, NOVEMBER 26, 1984
AGENDA

9:30 County Engineer

10:00 (1) Bid Opening - Chip Spreader

10:10 (2) Bid Opening - Paper Copier/Duplicator

10:30 (3) Advisability Hearing - Sale of Surplus equipment - 1975 Hyster Compactor Equipment #700 - Recommended auction date: December 17, 1984 @ _____

(4) Resolution R-112-84 - Approve specs & authorize call for bids for Microfilm Camera

(5) Resolution R-114-84 - Interfund Loan from Road Fund to Current Expense Capital Improvement Fund

(6) Voucher - Payment of 5% retained on N. Camano Dr/Arrowhead Road project, CRP 84-05; $5,011.80 - Lakeside Industries

(7) Bond - Even'Down water system

(8) Discussion - Flood assistance applications

(9) Assignment of Earnest Money Receipt & Agreement - purchase of Lot 3, Block 39, Plat of Coupeville
Voucher - Land Title; $500 earnest money
Voucher - Down Payment; $30,000
Release of Contingency Agreement

11:30 Public Hearing - Resolution C-52-84 - Building Department Budget Emergency Appropriation = $2,092.44

11:35 Public Hearing - Resolution C-53-84 - Treasurer's Budget Emergency Appropriation = $8,360.00

11:40 Public Hearing - Resolution C-54-84 - Capital Improvement Fund Budget Emergency Appropriation = $400.00.

11:45 Public Hearing - Proposed Use Hearing for Federal Shared Revenue

1:30 Planning Director

2:00 Public Hearing

Ordinance PD 84-15 - Site Plan Review amendments - Continued from November 5, 1984

Ordinance PD 84-19 - Planned Residential Development Ordinance amendments, Chapter 16.17 ICC

Ordinance PD 84-21 - Land Development Standards Ordinance amendments Chapter 11.01, ICC

Ordinance PD 84-20 - Short Subdivision Ordinance amendments, Chapter 16.04A, ICC