-Commissioners to see demonstration in the Planning Department office for Xerox and Pro-Type Display Typewriters

-letter received from the Joint Washington Chapter of the American Planning Association and the Planning Association of Washington providing formal notification of the planning award Island County is receiving for its Zoning Ordinance - award presentation will be made sometime in the future.

Contract with Washington State Department of Social and Health Services - EES, Consultant - for Coordinated Water System Plan

Notification has been received from DSHS for grant approval in the amount of $242,777, and the appropriate Contract forwarded for the Board's approval between Island County and DSHS, as well as an Amendment to the Agreement between the County and Economic and Engineering Services, the Consultant for Coordinated Water System Plan for Phase 2 services as outlined.

Commissioner Cole moved that the Board accept the Contract as presented and that the Chairman be authorized to sign the Contract between Island County and DSHS in the amount of $242,777. Motion, seconded by Commissioner Dunlop, carried unanimously.

A second motion made by Commissioner Cole, seconded by Commissioner Dunlop and passed unanimously, approved the changes to the Agreement with EES and Island County as discussed by the Planning Director.

CONDITIONAL USE PERMIT 09/75 SCHEDULED - BOULDER HILL GRAVEL PIT

The Board, upon unanimous motion, scheduled the matter of Conditional Use Permit Application No. CUP 09/75, Boulder Hill Gravel Pit, to come before the Board on September 8, 1986 at 3:00 p.m.

INSTITUTIONAL USE APPROVAL NO. IUA 11/86 - PLEASING II SENIOR BOARDING FACILITY BY J. GRISEWOOD AND D. ERSKINE

Institutional Use Approval application #IUA 11/86 was presented to the Board at 2:00 p.m. as scheduled. A letter dated August 14, 1986, to the Board from the Planning Director transmitted the Findings of Fact as approved by the Island County Planning Commission issued August 12, 1986, recommending approval subject to seven conditions. Roberta Miller, Island County Planning Department, presented the proposal, reviewed staff presentation and the Planning Commission recommendation. Engineering and Health Department recommendations are incorporated in the conditions of approval.

The proposal is for the establishment of a senior boarding facility "Pleasing II" for ten senior citizens, and will be three full time staff rotating a 24-hour shift. This is a DSHS approved facility. The property is located on Wahl Road, on a peninsula between Mutiny Bay and Useless Bay, South Whidbey, on a 20 acre parcel. A portion of the property is wooded, has a small pond, and an existing residential building. Applicants request Non-Residential Floating Zone for the five front acres, and waiver of site plan review. Current zoning is Rural Residential.

The Planning Commission found that the proposal would not result in any significant environmental impacts, and a Declaration of Non-Significance was issued; the facility, with adherence to the conditions, will be compatible with the surrounding community, and the proposal is consistent with Chapter 17.02.ICC and the Island County Comprehensive Plan and that the benefits of the proposed use to the public outweigh the impacts associated with the proposed use.

Approval of site plan review waiver is recommended by Ms. Miller in as much as the plans are detailed and she can see no further public purpose in reviewing the project.

Planning Conditions are:

1. The resident capacity exclusive of staff, is limited to ten (10) seniors.

2. The applicants must execute and return to the Department of Engineering a quit-claim deed (provided) dedicating a 30 foot 1/2 abutting right-of-way along Wahl Road. (ICED memo, June 30, 1986)

3. Applicants must obtain an approved County Access Permit. (ICED memo, June 9, 1986)

4. A laundry will not be in place on site unless the applicant secures the necessary permits for a sewage system expansion and approval by the Fire Marshall of the Building Department. (ICED memo, June 5, 1986)

5. Applicant must comply with ICC 8.10B, Food Service Establishments, and the applicable requirements of the State DSHS. (ICED memo, June 5, 1986)

6. The applicant must comply with the requirements of the Building Department regarding fire safety. Any changes to the building, including the sprinkler system, requires a building permit. A Certificate of Occupancy must be issued prior to use or occupancy. (Memo, Island County Health Department, June 18, 1986)

7. This Use Approval #11/86 is limited to the present applicants. Any change in management voids the Use Approval.

Ms. Miller reported that a telephone call had been received from Tom Roehl, just after the matter was considered by the Planning Commission, indicating that Condition #7 would severely hamper the applicants ability to get financing and requested the condition be omitted. Jennifer Grisewood was present and confirmed the request that Condition #7 be omitted.

Confirmed by the Board and the Planning Director was the fact that to make a modification to the recommendation of the Planning Commission would require that the Board hold its own public hearing.

Commissioner Cole moved that the Board schedule a public hearing on the matter of Institutional Use Approval #IUA 11/86 on September 15, 1986 at 3:00 p.m., with special attention to Condition #7. Motion, seconded by Commissioner Dunlop, carried unanimously.

USE APPROVAL APPLICATION NO. UA 12/86 - EUGENE COCHRAN

Use Approval Application No. UA 12/86 by Eugene Cochran to construct two pole buildings with open bays for boat and recreational vehicle storage as an addition to an existing storage unit, was presented to the Board for consideration at 2:30 p.m. as scheduled. A letter dated August 14, 1986, to the Board from the Planning Director transmitted the Findings of Fact as approved by the Island County Planning Commission issued August 12, 1986, recommending approval subject to eight conditions. The Applicant was not in attendance at this meeting.

Roberta Miller, Island County Planning Department, presented the proposal, reviewed staff presentation and the Planning Commission recommendation. Engineering and Health and Building Department recommendations are incorporated in the conditions of approval. The proposal is located at 2171 East Bayview Street, Langley.

The original Conditional Use Permit (CUP 10/84) was approved September 1984, allowing two 50' x 125' storage buildings. At this time the second building has not been constructed, but the foundation has been poured. One condition of CUP approval related to drainage plans. Due to problems encountered during construction of Building #1, the orientation was changed (approved by the Building Department). The requirement for a detailed drainage plan has not been met; no landscaping has been installed as required by CUP 10/84, but beds are in place and mulch is being applied to the beds. The County Engineer requires an as-built drainage plan submitted prior to approval of this permit.

The site is zoned Rural Residential but as an existing CUP; any proposal would change to Zoning to Non-Residential, and a Non-Residential Floating Zone Agreement approved. The Planning Commission found the proposal consistent with the Comprehensive Plan for the surrounding