INTERLOCAL AGREEMENT: ISLAND COUNTY/CITY OF LANGLEY INCLUSION OF SEPTAGE TREATMENT PLAN AS PART OF SEWER FACILITIES PLANNING

Mr. Kwarsick presented an Interlocal Agreement between the County and the City of Langley, which would allow for the inclusion of Island County's septage within the City of Langley's evaluation/scope of work under their feasibility plan for capability to receive and treat septage from the unincorporated areas of Whidbey Island. The City of Langley is about to initiate an evaluation of the potential for upgrading their facility from primary to secondary treatment and DOE is providing grant funds to allow the capability to amend their scope of work to evaluate all or part of Island County within Langley's feasibility plan.

By unanimous motion, the Board approved the Interlocal Agreement between Island County and the City of Langley, not to exceed $10,000, for the purpose of participating in a coordinated solid waste management plan.

AMENDMENT 1 - REIMBURSABLE WORK AGREEMENT BETWEEN EMERGENCY SERVICES AND ROAD DEPARTMENT

As recommended by the Engineer, the Board by unanimous motion approved Amendment #1 to the Reimbursable Work Agreement between Island County Emergency Services Department and Road Department to provide for sign manufacture and installation of private road name signs as requested in coordination with program to eliminate duplicate road names. Total cost not to exceed $15,000 in 1988 and 1989; billing for private name signs manufactured and installed in 1988 will be deferred until 1989 through the Current Expense Fund.

EXECUTIVE SESSION

Deputy Prosecuting Attorney and Assistant Planning Director met with the Board in Executive Session at 11:30 a.m. to discuss with legal counsel matters relating to enforcement actions, litigation or potential litigation [RCW 42.30.110(i)].

PLANNING DIRECTOR'S REPORT

Shoreline Enforcement Order. Alice Lee, Assistant Planning Director, filling in for Oscar Granger, Director, confirmed agreement at this time that the subject of today's Executive Session, a proposed Cease and Desist Order, is a matter pending further investigation and review next Monday's meeting. There has been sufficient activity to indicate that the problem may be taken care of. This has been ongoing since June, 1979, and some mitigation was involved.

Setbacks. The Planning Director has prepared, to be delivered this week to the Planning Commission, thoughts on changes needed in the County setbacks.

UBCs. The UBC package from the Planning Commission will be provided to the Board by Ms. Lee by July 18th. Her staff report is not yet complete, pending inclusion of information just received Friday. The Minority Report is being typed. The Planning Commission made their initial recommendation some time ago, with the understanding they would hold a second meeting to make sure environmental issues were adequately considered. That meeting was held three weeks ago, and since that time, Ms. Lee has been unable to prepare the staff report pending further information. Don Jewett, South Whidbey, expressed concern in that the Planning Commission acted on the UBC proposal in April and the Board still has not received the package, noting that the market place for TDRs are the Zones of Influence, UBCs and PRDs.

SITE PLAN REVIEW SPR 11/88 BY DARRELL & LORI BRATT MINIATURE GOLF AND GO CART TRACK, MONROE LANDING ROAD

The matter of Site Plan Review, SRP #11/88 by Darrell & Lori Bratt,

was presented for the Board's consideration at 2:00 p.m. as scheduled, Findings and Recommendation of the Island County Hearing Examiner were provided to the Board under cover letter dated 9 June 1988 recommending approval subject to conditions. Applicant received notification of this meeting but was not present or represented. Application for expansion of existing recreation facilities includes a miniature golf course and concession go kart track on the site of the existing Blue Fox Drive-in on a 10.65 acre parcel located at 1403 Monroe Landing Road, North Whidbey.

Jackie Hightower, Island County Planning Department, summarized from the Hearing Examiner's recommendation of approval with the following conditions:

1. That the applicant conform to all conditions contained in the Planning Commission recommendations of use approval, dated January 12, 1988, in so far as they are still applicable.

2. That the development shall be in substantial conformance with the plan submitted by the applicant.

3. That the applicant apply for and obtain approval for an access permit which will include installation of the paved commercial access to the edge of the existing pavement and maintenance of unobstructed sight distance at the access point.

4. All interior lighting shall be shielded such that no light shine directly onto adjacent public roadways.

5. All storage areas for Go-Karts, fuels, and lubricants, shall be over impervious (concrete) surfaces with provisions made for containment of spills. No rainfall runoff shall be routed through areas used for storage of Go-Karts or fuel/lubricants.

6. A drainage plan approved by the Engineering Department shall be followed. It should provide for detention of the water so that it exists at pre-development rates. An oil-water separator should be placed to receive runoff from the Go-Kart track prior to its entering the detention/controlled orifice facility. In the alternative, if the Engineering Department approves, the oil-water separator may be replaced by a swale.

7. The water system must remain in compliance with WAC 248-54.

8. Prior to final Site Plan Review the following conditions are required:

   a. Sewage disposal system must be installed and the installation approved by the Health Department. The as-built is to be approved by the Health Department also.

   b. Food service must conform with Island County Code 8.10B.

   c. Noise levels must conform with WAC 173-60 (maximum environmental noise levels equals EDNA's).

9. The applicant shall have the Go-Kart sound emissions tested annually, and if out of compliance, mechanically corrected to remain within the State sound perimeters, EDNA's (for that area, as stated in use approval condition number one.)

10. The Fire Marshal inspection shall be obtained prior to opening. If fuel tanks are to be installed, approval of the Fire Marshal and Department of Ecology is required.

11. The applicant shall conform with all County and State regulations and obtain all necessary and required permits.