adopted today will be presented to the Board next Monday for signature.

SITE PLAN REVIEW SPR 22-88
SOUTH WHIDBEY ASSEMBLY OF GOD CHURCH

The matter of Site Plan Review SPR 22/88 by the South Whidbey Assembly of God was presented to the Board at 2:30 p.m. as scheduled. Applicant requests site plan approval for construction of a new church facility approximately 4300 sq.ft. and parking for 45 cars. The structure will be used for a Sanctuary and a Day Care Center, on property located East of Maxwelton Road, North of State Highway 525, South Whidbey.

Jackie Hightower, Island County Planning Department, confirmed that a Public Hearing was held by the Hearing Examiner on September 22, 1988, with his Findings and Recommendations entered October 4, 1988. The written record of the hearing is filed with the Board, including Staff Report. The Hearing Examiner recommended approval of Site Plan subject to the following conditions:

1. Prior to occupancy, the Application shall meet the requirements of the Island County Engineering Department as specified in the memorandum of September 7, 1988.

2. Prior to occupancy, the Application shall meet the requirements of the Island County Health Department as specified in the memorandum of July 28, 1988, including those specified as "Prior to final site plan approval".

3. The applicant shall meet the requirements of the Island County Building Department as specified in the memorandum of July 27, 1988.

4. Prior to occupancy the applicant shall meet the requirements of the Island County Fire Marshal as specified in the memorandum of August 1, 1988.

5. The site shall be developed in substantial conformance with the submitted site plan.

6. The proposed landscaping shall be installed during the first planting season after preliminary site plan approval by the Board of Commissioners.

7. A natural buffer a minimum of 50 feet wide shall be retained on the North side of the property.

8. All new utility lines shall be underground.

9. Requirement for filing of a final site plan is waived.

Fire Marshal's memorandum of August 1, 1988, corrected and clarified to state:

"The Fire Marshal will require the following:

1. Fire flow test results confirming 750 G.P.M. for 60 Min. is available.

2. A Final Fire Inspection will be conducted and all violations corrected and fees paid prior to use."

Representative from the South Whidbey Assembly of God Church was present at the time this matter was considered and discussed, and stated he had no problems with any of the conditions recommended by the Hearing Examiner.

Commissioner Colby moved that the Board approve SRP 22/88 as submit-

ted, with the clarification as noted of the Fire Marshal's memo of August 1, 1988. motion, seconded by Commissioner Caldwell, carried unanimously.

SITE PLAN REVIEW SPR 19/88 BY JOKEN DEVELOPMENT
INDUSTRIAL DEVELOPMENT, OAK HARBOR ROAD, NORTH WHIDBEY

The matter of Site Plan Review SPR 19/88 by Joken Development for Site Plan Approval for development of an industrial/commercial/light retail development on 5.13 acres, east side of Oak Harbor Road near Gun Club Road, was considered by the Board at 2:45 p.m. Joken Development was represented by Dan Beardslee.

Jackie Hightower reported that the Hearing Examiner held a public hearing on September 22, 1988, with his Findings and Recommendations entered October 6, 1988. The written record of the hearing is filed with the Board, including Staff Report. Staff supports the project as planned. The Hearing Examiner recommended approval of Site Plan subject to the following conditions:

1. That the boundaries of the wetland and at least a 100 foot protective buffer be included on any future site plans and be set aside as open space.

2. Revisions to the site plan/drainage plan for a drainage swale and an approved outlet structure from the detention pond need to be received and approved by the Island County Engineering Department prior to any site preparation.

3. An approved access permit must be received prior to any site preparation.

4. Prior to occupancy, the quitclaim deed requested by the Engineering Department must be executed and recorded.

5. A letter from the City of Oak Harbor committing to supply water to the project shall be provided prior to any site preparation.

6. Any building shall be inspected for fire code compliance and all corrections noted shall be made, and all fees paid prior to occupancy.

7. The fireflow plan is acceptable as written if the City of Oak Harbor agrees to supply water.

8. All interior roads are to be 20 feet in width and of an approved surface.

9. The dead end of the service road must have a 40 foot turning radius.

10. All further development shall be in substantial conformance with the site plan as submitted, with the conditions of Use Approval #18/87 and with the conditions on the Mitigated Determination of Environmental Non-Significance.

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

12. Prior to the issuance of any building permit, individual site plans shall be submitted to the Planning Department to determine if they are in substantial compliance with the approved preliminary site plan. Final site plans may be provided for one or more buildings or building sites, as building construction occurs.