13. All utility lines shall be underground when feasible.

14. All signs will be in compliance with Chapter 17.02.150 (b) ICC.
15. All special features shall be screened as required by paragraph 8, Chapter 16.15.040 ICC.

Dan Beardslee confirmed that Joken Development agreed with the Hearing Examiner's recommendations and had no problems with conditions whatsoever.

Commissioner Colby moved that the Board approve SPR 19/88, Joken Development Industrial Development as submitted.

Motion was seconded by Commissioner Caldwell.

Victor Sheer, residing across the road from the proposal, was concerned in that the notice he received indicated "Joken Disposal" and not Joken Development. Ms. Hightower confirmed that notice was sent out from the Planning Department in error and should have indicated "Joken Development". Other concerns Mr. Sheer commented on was the percolation of the ground, how much ground it would take to perc, etc.

Mr. Beardslee pointed out that soils are Class II up towards the front; site plan includes drainfield layout for every building. For site plan approval state one site registration sheet is filed for preliminary site plan approval, but before any permits are issued or buildings constructed, will have to provide separate site registrations for each individual drainfield and separate drainfield design.

Tim McDonald, Health Services Director, explained that when it comes to each specific business the Health Department would deal with that business through a permitting process that it is or is not adequate to be on that sewage system, i.e. each time a building is put in, the Health Department will have an opportunity to match it to the septic system for building and use.

Motion as made and seconded to adopt the recommendation of the Hearing Examiner passed unanimously.

HEARING HELD: PROCEDURES FOR PROTECTION OF WATER
QUALITY MARINE WATERS SURROUNDING ISLAND COUNTY

A Public Hearing was held at 3:00 p.m. as scheduled regarding the procedures for protection of water quality of the marine waters surrounding Island County.

Larry Kwarsick presented the draft evaluation on the effects of local programs on preserving and protecting water quality, primarily marine water quality as potentially affected by non-point pollution on land or water based activities. The guidelines from PSWQA were quite structured in terms of what was reviewed and submitted; draft report to be submitted July of 1989, and guidelines require as part of the process that a public inspection/review be held on or before October 31, 1988.

Summary of Key findings and proposed solutions were presented as follows (not necessarily consensus of staff as an individual group):

FINDINGS

(1) Island County has developed the following plans (listed in chronological order):

a. Water Pollution Control & Abatement Plan - 1972.

b. Water Quality Management Plan (WQMP) - 1975 (adopted as an addendum to the Water Pollution Control & Abatement Plan)

The primary recommendations of the WQMP were:

a. The establishment of a "River Basin/Watershed Coordinating Committee".

b. The establishment of an effective water quality monitoring program that:

1) Has sufficient sampling points in locations which will detect the effect of point and non-point sources of discharge;

2) Sample frequently enough to provide a continuous record so that baseline conditions and trends can be established;

3) Measure parameters which are adequate to describe how the waters compare with water classification standards;

4) Establish relationships between discharge and water quality.

Monitoring was to be applied to both Marine and Lake waters (lakes over 20 acres in size). Because such a program was economically prohibitive, it was not implemented. With the lack of water quality data, there is insufficient justification to initiate and finance local land and water-based programs.

(2) Island County has developed plans; i.e.:

- Comprehensive Land Use
- Solid Waste
- Hazardous Waste
- Shoreline Management

and associated regulations-i.e., zoning, site planning, platting, land development (drainage and erosion control), sewage and solid waste - that incorporate water quality considerations within the course of the decision-making process. However, post-project monitoring and code enforcement are deemed to be insufficient, although local standards meet or exceed those promulgated by the State; e.g., sewage disposal.

(3) Existing State regulations (e.g., RCW 76.09-Forest Practices, or RCW 90.58-Shoreline Management) may preempt local control as it relates to local water quality concerns. The Timber/Fish/Wildlife Project may not sufficiently increase enforcement and monitoring of forest practices within Island County.

(4) State-mandated planning and regulatory efforts are burdening local governments, and are not providing for the coordination of existing, ongoing planning efforts - e.g., Island County's Ground Water Management Plan and Hazardous Waste Management Plan, both in part targeting the protection of surface, round and marine waters.

RECOMMENDATIONS

1) An enhanced marine, lake and wetland water quality monitoring program should be established and totally financed by the PSWQA.

2) The PSWQA should focus their initial regulatory activity on those areas of Puget Sound that have suffered degradation from land and marine activities.

3) Allow sufficient time to coordinate/complete various planning efforts that are water resource oriented.

4) Educational programs should be developed/produced intact by the PSWQA and introduced/promoted by local governments.