d. Shaw Place - Clinton - in the Plat of Scatchet Head, Section 15, Township 28 North, Range 3 East, W.M., be changed to Periwinkle Road.

2. That effective date of this Ordinance shall be February 21, 1988 (90 days from the date of passage).

3. The Island County Engineering Department shall fabricate and install road signs to be posted on the effective date.

4. The Island County Permit Center shall notify by mail owners of property abutting on the roads named of the name change, address number change, if any, and the effective date of this ordinance.

5. The Island County Permit Center shall also notify appropriate agencies of the road/street name changes and the effective date and shall notify appropriate county department so that county maps will show the changes.

ADOPTED at a Public Hearing held at 2:00 p.m., November 28, 1988, following a Public Meeting Held at 2:00 p.m. on November 21, 1988.

BOARD OF COUNTY COMMISSIONERS
ISLAND COUNTY, WASHINGTON

Gordon H. Koetje, Chairman
C. R. Caldwell, Member
Dwain Colby, Member

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

APPEAL OF DESIGNATION OF PROPERTY AS WETLAND - LAGOON POINT AREA

Receipt was acknowledged of a letter on behalf of Robert Turner appealing wetland designation of a property at Lagoon Point. Oscar Granger, Planning Director, is in the process responding to indicate that no determination had been made. Division #1, Block 11, Plat of Lagoon Point, Lots 19 and 22 had wetland determinations made by Parametrix, Inc., in response to development requests by the individuals; there has been no wetland determination made on Lots 20 and 21. Map provided by Parametrix for Lots 19 and 22 indicated all four lots as having wetlands though only Lots 19 and 22 were addressed in the Parametrix report.

Mr. Granger advised the Board that in order to perfect the appeal, administrative remedies must be exhausted and wetland determination statement sought; at that point, proceed with an appeal. There needs to be determined what the individual is appealing, designation of wetland or assessed valuation. He provided the Board with the most recent correspondence on file relating to lots adjoining Salmon Street (lots in question are the four immediately north of that). He briefly discussed this matter with Dave Jamieson, Deputy Prosecuting Attorney, who without going into any detail or having looked at the file, essentially agreed that there had been no determination of wetland significance made on the lot owned by Mr. Turner.

Gene Beason, Appraiser, Island County Assessor's Office, reported Lot 19 was purchased by an individual who, after the purchase, received a letter from the Island County Planning Department stating the lot was unbuildable. Since Lots 19 and 22 were located in a designated wetland, Mr.Beason and another Appraiser, asked the Planning Department about Lots 20 and 21 and were shown the maps and wetland overlay confirming Lots 20 and 21 to be in the middle of that wetland. Based on that, the appraisers decided the property value based on the sale of other wetlands and waste land and reduced the lots to $10.00. Since this took place, Mr. Beason confirmed one of the lots was sold to Mr. Turner for $1500.00, and the seller advised that the land was swampy and could not be filled because of





the wetland laws, noting he had paid $5,000 for the property at the time when the property could be filled.

Commissioner Caldwell referred to Memorandum dated May 19, 1988 from Roberta Miller, Planner II, in response to his questions related to Lots 23, 24, and 25 of Lagoon Point, Division #1, Block 11, quoting the last sentence in her second paragraph: "My on-site inspections confirmed that similar wetland conditions exist on the property to the south.". Therefore it is Commissioner Caldwell's opinion that in fact Planning did make a finding that those lots are all wetlands.

The argument Mr. Granger made was that there was not a specific determination on that lot, therefore, no appeal can be made by Mr. Turner. He suggested official clarification from Dave Jamieson in writing. Ms. Miller has been on the property and made a wetland determination on Lots 19 and 22 and could say there is a wetland on the property; however, there has been no determination of that made in an official sense such that it becomes an action appealable. There has been no correspondence with the applicant at this point.

Commissioner Colby suggested determination must first be made as to what the property owner is appealing. The Wetland Overlay Map clearly shows that property is a wetland. If that is being appealed, Mr. Granger should outline for the property owner the process for appealing.

Commissioner Caldwell stated that he had been advised that one of the lots had a pre-existing septic system and asked Mr. Granger to check whether there may be any grandfathered rights that could complicate the matter. He recalled conversations with several people in the same area; it appears that some of the lots were sold relatively recently for some fairly high prices if in fact the lots are unbuildable.

Mr. Beason recalled Lot 19 as perhaps having a pre-installed septic, but indicated he could not find the septic; if so, there would not, in his opinion, be enough room for a drain field.

Ms. Miller confirmed that the original wetland determination for Lot No. 19 was made by Parametrix, Inc., and according to their sketch, about one-half of the lot was shown as a wetland. Given the soil type and plant growth, she would question whether Lots 20, 21 or 22 would perc, but noted that such determination would have to be made by the Health Department.

Consensus of the Board: Mr. Granger to reply by letter to stipulate what the process is for appealing assessed valuation through the Board of Equalization, and secondly, to outline the course of action it is an appeal to the Wetland Overlay Zone.

ISLAND COUNTY HOUSING AUTHORITY

Alice Rientjes, Executive Director, Island County Housing Authority, introduced her successor effective January 1, 1989, Steven Gullifford.

An update on the status of the Authority's application for housing assistance payments under Section 8 Voucher Program, U.S.Department of Housing and Urban Development (HUD) was provided by Ms. Rientjes. She confirmed that 50 voucher certificates for Island County were awarded, anticipating receipt of executed contract from HUD this month.

Control will provide $267,000 annually to suppport 50 vouchers under a five year contract to subsidize rent for very low income families in Island County, subsidizing 50 units: 10 one bedroom; 30 two bedroom; 10 three bedroom. Program is open to any landlord interested. Subsidy based on payment standard:

1 bedroom unit: $414/mo. including all utilities