feasibility of acquiring crushed rock material from the open market. If in fact the landfill which was part of the project is lost, and if in fact surface mining and processing of rock is taken from the project, the whole feasibility is weakened. Don Looff worked on proposals for a general road shop and detailed out the cost of a generic shop. Can agree the Barstow Site has a reserve gravel supply for Island County; when that need will arise is a question.

Don Looff noted he examined all of the alternatives, including alternatives for the existing Oak Harbor Shop and existing Coupeville Shop, looked at alternatives including Barstow, Patmore Pit Area, Landfill, Oak Harbor site on Oak Harbor and Ault Field Road. He took an ideal site and placed ideal shop complex, designed the way personnel would use it, and came up with a good cost estimate. The Oak Harbor site seemed to be the most logical--set on a gravel subbase, ideal road access, good drainage, compatible with surrounding activities. Considering that Oak Harbor would be some distance between Camano and Bayview, provided more than the standard shop, combined and enhanced. Design adjusted to siting cost (depicted on the site plan and photos of the site; contour map reflects contours today) and some of the costs were noted:

Structures:	$ 557,900 (includes eqt.)
Site Investigation	7,900
Utility Service Distrib.	200,000

Features in centralized enhanced shop include:

1. sign shop incorporated

2. equipment system capable of lifting all of the equipment in road department inventory

3. restroom/locker combination slightly larger

4. crew room slightly larger; capable of handling public meeting for 30 people

5. equipment - grease rack
   cap service rails
   5 ton monorail hoist
   herbicide storage
   large wash rack

6. equipment storage shed w/3 bays w/heated capability

7. emergency power generation.

Proposed facility is comparable with the standard existing Bayview facility in terms of basic structure and equipment. Plan has been reviewed by Oak Harbor shop personnel; input received; number of ideas from personnel incorporated in the plan.

Estimates based on actual prices.

Barstow building estimate:	$46 per sq. ft.
Oak Harbor site:	$36.81 sq. ft. (everything included)

With regard to looking at siting a shop facility at the Patmore site, Mr. Looff indicated that water supply may or may not be a problem; noise attenuation would required because under OLF flight pattern; most OLF activity is at night while most shop activity would be during the day, but noted probably the biggest obstacle would be that the property is located in a historical district.

Also, it was noted by Mr. Kwarsick when looking at the Oak Harbor or Patmore site, there is nothing too disconcerting about going ahead with either site; however, Barstow has extreme development site costs especially if not linked with some other proposal.

Commissioner Caldwell explained his view that where the County should be headed is a facility somewhat like Mr. Looff's design for the Oak Harbor site that would centralize some of the high cost of equipment items and an appropriate standard shop in the Coupeville area at Patmore or the landfill site, with intent of expanding northward the service area of the Coupeville shop in order to reduce miles of roads having to be maintained by the Oak Harbor shop; the number of roads serviced by the Oak Harbor shop should be smaller and the number of roads serviced out of the Coupeville shop expanded because of the use factor. He assumes that the cost figure of two million dollar range is something that could be managed in a few years through the ER&R fund and is not an impossible range looking at a 30 to 40 year investment as a service base for maintaining the roads.

Commissioner Koetje favored the direction the project was headed.

Mr. Kwarsick pointed out that the scope of the project at Barstow therefore would only be for minimal surface mining; feels the Department could still benefit from small surface mining in short term but nothing near Henni and probably would be below DNR's threshold limit for permit.

It was noted by Ms. Miller that Site Plan Review #15/87, Barstow Pit Site, before the Board is for the project as submitted. Options concerning the recommendation of the Hearing Examiner: approve application as forwarded from the Hearing Examiner; deny application; or remand back to the Hearing Examiner; or the Board hold its own public hearing.

Commissioner Colby moved disapproval of the Findings, Conclusions and Recommendation of the Island County Hearing Examiner, File No. SPR 15/87, Island County Engineering Department Maintenance Facility at Barstow. Motion was seconded by Commissioner Caldwell.

Commissioners Colby and Caldwell felt that if surface mining is needed from Barstow, that the matter should come back through the process if at some point, two, five or ten years there is a demonstrated need to go ahead. Uncomfortable with letting it go through at this point for gravel with some unspecified need for some unspecified time.

Commissioner Colby explained that the plan he supported at inception was a good plan; but at this point, is only a plan for a gravel pit; magnitude of modification contemplated here so great feels it needs a fresh look.

Commissioner Caldwell has in-depth questions he would want to go into on such application, not being convinced there is a need for developing this supply of gravel at this time nor is he convinced that environmental impacts were properly addressed, and would like an opportunity personally to go back from scratch and review such an application.

The motion to disapprove the Findings, Conclusions and Recommendation of the Island County Hearing Examiner, File No. SPR 15/87, Island County Engineering Department Maintenance Facility at Barstow carried by majority vote; Commissioner Koetje voted against.

Commissioners Colby and Caldwell indicated they were anxious to get the shop project underway. Chairman Koetje agreed that this be a topic of discussion during the next Staff Session with the Engineer 21 December.

PUBLIC HEARING AND WORKSHOP HELD: WETLAND AMENDMENTS TO CHAPTER 17.02 ISLAND COUNTY CODE

A Public Hearing and workshop was held on Wetland Amendments, Chapter 17.02, Island County Code, continued from November 14, 1988. Public input was closed November 14, 1988, but written testimony