APPLICANT: Amber Enterprises, Inc.

Permit No.: OPS 002/93

Date of Planning Commission Recommendation: 6/22/93

Name and Address of Applicant: Amber Enterprises, Inc.
P.O. Box 637
Bellingham, WA 98227

REQUESTING THE FOLLOWING: Open Space/Timber Current Use taxation status for four parcels comprising 150 acres on Central Whidbey Island.

UPON THE FOLLOWING PROPERTY: Portion 1: Central Whidbey Island, due East of Cox Road, in the West half of the Northwest quarter of Section 32, Township 31 North, Range 2 East, W.M. (Assessor's Parcel Numbers R23132-339-2060 and R23132-471-2060)

Portion 2: Central Whidbey Island, one-half mile due west of Penn Cove, in the north half of the Southwest quarter of Section 31, Township 32 North, Range 1 East, W.M., (Assessor's Parcel Numbers R13231-199-1990 and R13231-199-0670)

Use described in this permit shall be undertaken pursuant to the conditions of the approval as set forth in the attached Planning Commission Recommendation dated the 22nd day of June, 1993.

APPROVED AND ADOPTED ON July 26, 1993 by the Board of Island County Commissioners.

BOARD OF COUNTY COMMISSIONERS
ISLAND COUNTY, WASHINGTON

Dwain A. Colby, Chairman
J. Michael Shelton, Commissioner
William L. McDowell, Commissioner

MEETING HELD: CAPITAL FACILITIES PROGRAM 1994-1999 UPDATE

The Board received the Island County Planning Commission Findings of Fact and Recommendations in the matter of adoption of the Island County Capital Facilities Program 1994-1999, dated June 28, 1993, recommending approval by the Board, and further, that surplus revenues be used to the greatest extent possible to supplement the Reserve Fund (Item #3).

Larry Kwarsick, Director, Planning & Community Development Department, reminded that the standing Plan was adopted by the Board in July, 1992. The matter now brought before the Board as an annual review of the subsequent six year Program and the projects associated with that program 1994-99. The Planning Commission wanted to bring to the Board's attention their concern there may be insufficient funds in reserve to implement infrastructure needs and requirements that would come out of urban growth area designations.

In answer to questions from the Chair about funds set aside in 1993 for animal control facilities but not expended, Mr. Kwarsick indicated that the Plan was based on the fact that work would be accomplished in 1993. It was his opinion that the proposed schedule of capital expenditures would have to be slightly modified to recognize that the project may be carried over in total or in part to 1994. The Table dealing with revenue sources show funds that are believed necessary to carry over. In the case of animal control facilities, it was expected those funds to have been expended so funds are not shown as being carried forward. Because the capital budget for next year is to be based upon the plan that the Board adopts now, he suggested a modification to the appropriate tables in the program to recognize the potential carry over up that project.

It was confirmed by Mr. Kwarsick that all items on the Table shown in bold reflected either something new or something substantially revised; all other items were all on the previous Plan and are carry over projects (only exception-animal control facilities). The Board agreed that Mr. Kwarsick add the project back in with footnote that the project is on-going in 1993 and may be carried over into 1994, with revenues and expenditures shown accordingly. Mr. Kwarsick believed this would not technically be a change in the plan since the Planning Commission approved that project by prior action.

Responding to Commissioner Shelton's question related to the Coupeville Road Shop shown at $245,000 for 1994, Lew Legat, Assistant County Engineer, explained that the basis for that figure had come from information previously provided to the Board; subsequently there have been other conversations about that and Planning staff working on the Plan had not been advised in order to amend that schedule. In the case of the road shop, Mr. Kwarsick added that in previous plans it had been shown as a bonded item; the current Board asked that that be deleted and shown as a bonded item. that as a bonded item. The Board directed staff to develop a program to show how that could be accomplished and a reserve fund still be maintained. Mr. Legat advised that the Engineering Department had not yet produced a revised plan.

Commissioner McDowell had a caution and concern in general with regard to the number of projects proposed for the next six years, his concern was not to put the County in too much debt.

Mr. Kwarsick shared the concern for debt service to finance capital facilities. He referred to Table 1 which indicate all the existing bonds the Board previously authorized and show in 1995 GEO bond for the juvenile detention facility, associated first with facility planning, design and construction. Otherwise the bonds shown were all action taken by prior Boards.

Regarding the juvenile detention facility, it was Mr. Kwarsick's understanding from workshop sessions that the Board made the decision at least from a planning standpoint to first provide funds for planning and design of the facility in 1994 and look at construction of a facility in 1995, and at the present time, the Board's only option in terms of financing the project was bonding.

Commissioner McDowell was not comfortable enough at this point to take action on the Plan until further discussion on how the road shop is to be funded, phased and still have a reserve set aside. He was interested in seeing what Mr. Legat came up with as far as the revised plan for the road shop.

Art Hyland suggested that projected revenues be revisited and adjusted downward regarding conservation futures tax and real estate excise tax.

BOARD ACTION. By unanimous motion, the Board scheduled further discussion on the Capital Facilities Program 1994-99 update for staff session at 1:00 p.m. on August 4, with the Program coming back to the Board of County Commissioners on August 9.

HEARING HELD: ORDINANCE #PLG-030-93, IN THE MATTER OF AMENDMENTS TO PROVISIONS OF 14.01 ICC, AMENDMENTS TO THE STATE BUILDING CODE

A Public Hearing was held as scheduled and advertised for the purpose of considering Ordinance #PLG-030-93 amending Island County Code, Chapter 14.01, to allow an owner-builder to build an Alternate M structure more often than once in 5 years and not be restricted to the 1,000 sq. ft. allowed by the 1976 Uniform Building Code.

Len Eserhut, Building Official, explained that for number of years he regularly dealt with 3 primary questions relating to the Owner-Builder Code: