With regard to Condition #15, Lee McFarland, Parks Supt., noted that prohibition of alcohol was not included within the County Park Ordinance. He spoke with Mr. Jamieson on this and found that the Hearing Examiner had no legal authority to enforce that recommendation; however, Mr. Jamieson suggested some language be included concerning no use of alcohol by minors.

As a representative of the County, Mr. Kwarsick requested a delay until hearing from the Deputy Prosecutor's Office.

The Board agreed. By unanimous motion, the Board continued the matter until Monday, July 25, 1994, at 2:45 p.m.

PUBLIC MEETING HELD: SPR 043/94 - SCATCHET HEAD SEWER CORP.

A Public Meeting was held to consider the recommendation of the Hearing Examiner with respect to Site Plan Review SPR 043/94 by the Scatchet Head Sewer Corporation, to construct a sewage effluent collection and septic dispersal system to serve a maximum of 35 residential shoreline lots, located on Driftwood Drive, within the Plat of Scatchet Head. Effluent is to be collected from the individual lots and transported through transport lines located within a private easement along Driftwood Drive, the base of a 12-acre lot, transverse the low bluff and be delivered to 35 off-site septic drainfield systems located within the middle of the 12-acre parcel.

Joyce Ryan, Planning Manager, reported to the Board that the Hearing Examiner heard the matter on June 2, 1994, and his Findings of Fact, Conclusions of Law and Recommendation were signed June 13, 1994, recommending approval of preliminary site plan, subject to the following conditions:

1. The applicant shall comply with the requirements of the Island County Engineering Department, as specified in the memo from Bud Fry to Joyce Ryan dated May 12, 1994, a copy which is attached hereto and incorporated herein by this reference.

2. The applicant shall comply with the requirements of the Island County Health Department, as specified in the Memo from Robert J. Hallbauer to Dave Wilton dated March 28, 1994, a copy of which is attached hereto and incorporated herein by this reference.

3. A Final Site Plan, meeting all requirement of Chapter 16.15 ICC, shall be submitted and accepted for approval within three years of the date of preliminary approval of the proposed project; unless an extension is granted in conformance with Subsection 16.15.110 ICC.

4. All development shall be in substantial conformance with the approved plan unless amended in conformance with Subsection 16.15.110 ICC.

5. PRIOR to approval of the Final Site Plan, all site and off-site improvements required as a condition of site plan approval shall be completed, OR at the discretion of the Board of county Commissioners by recommendation of the Planning Director and County Engineer shall be bonded for.

6. The drainfields and all of their appurtenances shall be operated in accordance with the standards for Industrial Use, as found in Subsection 17.02.150.h.2. ICC.

7. A 100 foot buffer shall be preserved in an natural undisturbed condition on both sides of the western Tributary Stream and the eastern Tributary Stream and Category A wetland, pursuant to Subsection 17.02.110.a.5 ICC, unless a proposal to alter said streams, wetland or buffers is approved by the Planning Director prior to installing the transport lines across the eastern stream and through its buffer.

8. The mature evergreens which the applicant has agreed to leave

undisturbed along the northern portion of the property line, which are shown in detail on the final landscape plan submitted by the applicant of May 31, 1994 shall remain undisturbed and protected. In order to protect the mature trees shown on the final landscape plan the roots shall remain undisturbed and no development or disturbance shall take place within the drip zone of said trees.

Ms. Ryan noted that on each of the individual parcels there would be pre-treatment with a sand filter before pumping up the road occurred.

Chairman Shelton saw this project as enabling some infilling of an existing development, waterfront lots extremely valuable with the ability to provide some sort of off-site sewage disposal.

Commissioner McDowell commented that even if the lots did perc this appeared to be a better solution than having drainfields close to the water.

Steve Arnold, Applicant's Agent, 2684 E. Gabelein Road, Clinton, corrected one statement in the presentation by staff in that only part of the drainfields to be up on the hill would have pre-treatment, since soils were found on site of sufficient depth and quality to meet a standard drainfield design. Partially, but not all, will have pre-treatment. Project now just in the preliminary stages of design, and he guessed that it might be 50% that would have pre-treatment. There will be one drainfield for each lot and a reserve area; pre-treatment is by sand filter. This project is for 35 lots so there will be 35 lines running up the hill. Insofar as identifying in the trench the 35 lines, Mr. Arnold stated they were now working with an engineer to number each pipe to be able to identify lines easily and maintain separation between the pipes so as to provide ease for repair, etc. (refer to Health Department comments attached to the Hearing Examiner's approval).

No comments were made by any other party at this meeting, either for or against the recommendation of approval for this site plan review. By unanimous motion, the Board approved the recommendation of the Island County Hearing Examiner on Site Plan Review #043/93 by Scatchet Head Sewer Corporation.

Applicant:	Scatchet Head Sewer Corporation
Agent:	Steve Arnold Company, Inc. Steve Arnold, Agent 2684 E. Gabelein Rd. Clinton, WA 98239
Administering Agency:	Island Co. Planning & Community Development P.O. Box 5000, Coupeville, WA 98239
Permit No.:	SPR 043/93 - SDP 022/93

Date of Hearing Examiner's Recommendation: June 13, 1994

REQUESTING THE FOLLOWING: The Scatchet Head Sewer Corporation is seeking necessary permit approval, including a Preliminary Site Plan Approval, for a proposal to construct a sewage effluent collection and septic dispersal system to serve a maximum of 35 residential shoreline lots located on Driftwood Drive within the Plat of Scatchet Head. Effluent will be collected from the individual lots and transported through transport lines located within a private easement along Driftwood Drive, to the base of the 12 acre lot, transverse the low bluff and be delivered to 35 off-site septic drainfield systems located within the middle of the 12 acre parcel.

UPON THE FOLLOWING PROPERTY: Located in the Northwest Quarter of Section 15, Township 28 North, Range 3 East, W.M.; located on George Drive, north of Fidalgo Drive, on South Whidbey Island, Island County, Washington; Assessor's Parcel Number R32815-233-2320.