.150.c. - Bed & Breakfast, at a Public Hearing on August 16, 1994; and

WHEREAS, the Planning Commission reviewed the issues presented regarding the serving of the evening meal in addition to breakfast to registered overnight guests only; and

WHEREAS, the Planning Commission determined that no excessive impacts to the surrounding area would occur as a result of allowing the serving of the evening meal in addition to breakfast as long as it were limited to only the registered guests on premises; and

WHEREAS, the Planning Commission, at their August 16, 1994 Hearing, recommended approval of the amendments attached as Exhibit A and the Findings of Fact as Exhibit B; and

WHEREAS, the Board of Island County Commissioners reviewed the Planning Commission's recommendation at a Public Meeting on September 19, 1994, and

WHEREAS, the Public Meeting was continued to November 7, 1994, at 10:45 A.M.; and

WHEREAS, a SEPA Determination of Nonsignificance for the proposed amendments was issued on October 4, 1994; **NOW THEREFORE**

IT IS HEREBY ORDAINED by the Board of Island County Commissioners that amendments to Chapter 17.02.150.c. ICC - County Land Use Standards attached as Exhibit A are adopted as revised and the Findings of Fact attached as Exhibit B are hereby approved except for Finding number 2. Material underlined is added, material interlineated is deleted.

APPROVED AND ADOPTED this 28th day of November, 1994.
BOARD OF COUNTY COMMISSIONERS

MIKE SHELTON, Chairman
WILLIAM L. McDOWELL, Commissioner
[Voted Opposed: Dwain Colby]

ATTEST: ART HYLAND
County Auditor & Ex-Officio
Clerk of the Board

The action proposed by this ordinance has been reviewed and found to meet the current Island County Zoning and Land Use Statutes.

VINCENT J. MOORE, Planning Director

APPROVED AS TO FORM:
DAVID L. JAMIESON, JR.
Deputy Prosecuting Attorney
and Island County Code Reviser

PUBLIC HEARING HELD: STORM WATER PUBLIC UTILITY

A Public Hearing was held at 6:00 p.m. as scheduled and advertised, for the purpose of considering proposed Ordinance #R-48-94, establishing a Storm Water Utility and Imposing a Property Charge on Certain Parcels in Unincorporated Island County, Chapter 15.01 ICC. Members of the public attending numbered around 50.

The Chairman explained that two years' ago the then Board considered the establishment of a storm water utility, but did not move forward. After the new Board took office, the Board appointed a citizens advisory committee consisting of 3 residents from each Commissioner District. The committee met over a number of months, but was unable to reach consensus.

Lew Legat acknowledged there continued to be concern with drainage and a way to solve drainage problems, with adequate funding found.

There is also a need to fulfill the basic Storm Water Program Policies of the PSWQA. The committee was assigned two basic tasks: (1) recommend a policy addressing collection and distribution of money to correct drainage problems; and (2) recommend and review methodology and alternatives for long term management of storm water problems. The proposal before the Board is similar to the one two years' ago, and would provide a means of addressing storm water runoff problems, and key points of the proposal include: standard service charge of $20/parcel/year; most undeveloped parcels exempt; service charge will produce approximately $450/yr. to solve drainage problems. As presented, the ordinance would create 4 storm water areas and monies collected could only be used in those districts. There was no consensus reached on the committee, and questions still remain as far as how much money is required, who pays, who is exempt, and will there be one utility or several. Should there be any amendments proposed to the ordinance that was published in the paper it should be republished. Also the SEPA process has not been completed.

PUBLIC INPUT

Jim Meyer, Oak Harbor. Largest water users on the Island, forests, cities, Federal lands and the paved over areas, are those the tax proposed exempts - the people who caused the problem in general are those proposed to be exempted. Answer for the County's water problem will be a reservoir for each of the incorporated areas, and should consider using some of the natural ones (Hastie Lake) instead of a new tax. Suggested getting rid of bureaucracy in favor of pond building permits, with tax break for all new ground water impounded.

Ray Gabelein, Sr., Sunlight Beach, Clinton. He had been after the Board for the last 30 years to do something about drainage and believed it was one of the biggest problems in Island County. Did have some hesitancy about the County having control because he did not have much faith in County government. His idea was to form a utility in water sheds, not the whole Island in one year, and that everyone draining into the water shed pay to get rid of the water. He pointed out that one thing not brought up before was the fact that drainage and diking districts did not have the power to charge those who are causing the problem, and he suggested those in the audience join and go to the legislature for assistance to allow provisions whereby those people who cause the problem and dump water down on others can be charged.

Don Sherman, representing Sherman Farms, Inc., and Len Engle, Engle Farms, Coupeville. Both were involved and participated in the Storm Water Advisory Committee. He expressed a few problems with the proposed ordinance, specifically the incorporated areas not being included upfront he felt was a mistake. For example, much of the impervious surface in the Coupeville area that goes through Ebey's Prairie south toward Admiralty Inlet and Ebey's Landing comes from the Town of Coupeville, the water dumped out and goes through the farmland. He is uncomfortable in moving ahead without first having an interlocal agreement with cities and incorporated areas to help to manage the problem. He expressed some reservation with the provision for a 6% automatic inflation increase. A sunset provision was, he felt, very important. He did not agree with the approach of having everyone in a regionalized basis pay for localized problems.

Speaking for the Ag-Forest Council, Mr. Sherman stated that the fee structure addressed Ag lands and provided a maximum charge of $80/parcel and allowed requesting before the Board an exemption, or if property were contiguous to have one charge for the entire farm. However, with Growth Management and the new Comprehensive Plan being written, this seems to go completely against the grain of trying to protect and enhance rural lands by taxing farmers in an area where it is becoming more and more economically difficult to survive. Preference was for a localized approach; not sure it is the burden of everyone in the County to pay for localized problems.