Larry Kwarsick presented for Board approval resolution number R-61-97 in the matter of adoption of the annual road construction program for the year 1998, advising that adoption of same would allow for timely repair of roads listed under the FEMA grant.

By unanimous motion the Board approved for signature Resolution Number R-61-97 adopting the Annual Road Construction Program for 1998.

BEFORE THE BOARD OF COUNTY COMMISSIONERS
OF ISLAND COUNTY, WASHINGTON

IN THE MATTER OF ADOPTION OF THE ANNUAL ROAD CONSTRUCTION PROGRAM FOR THE YEAR 1998) **RESOLUTION R-61-97**

WHEREAS, it is required by RCW 36.81.130 that the Annual Road Construction Program be adopted prior to the Annual Budget; and

WHEREAS, the Six-Year Transportation Improvement Program was adopted at public hearing as required by law on June 23, 1997; and

WHEREAS, the Board of County Commissioners has reviewed the work accomplished under the current Six-Year Program to determine current needs in order to revise and extend the comprehensive road program; **NOW, THEREFORE,**

BE IT HEREBY RESOLVED that the attached list of projects as selected from the aforementioned Six-year Transportation Improvement Program with 1998 Proposed Equipment Purchases by ER&R Fund be adopted.

PASSED BY UNANIMOUS VOTE AND ADOPTED this 8th day of December, 1997.

BOARD OF COUNTY COMMISSIONERS
ISLAND COUNTY, WASHINGTON

Mike Shelton, Chairman
Wm. L. McDowell, Member
Tom Shaughnessy, Member

ATTEST:
Margaret Rosenkranz, Clerk of the Board

HEARING HELD: NON-RESIDENTIAL/MIXED USE AREAS OF MORE INTENSIVE RURAL DEVELOPMENT

A Public Hearing was held at 10:45 a.m., as scheduled and advertised, to consider the recommendation of the Island County Planning Commission on the issue of Non-Residential/Mixed Use Areas of More Intensive Rural Development. In addition to Board members, Planning Commission members, consultants and staff, there were approximately 14 people in the audience. A attendance was circulated and on file. Hearing Record Instructions were read by the Chairman.

Documents/Correspondence entered for today's record received prior to the hearing:

Submitted By	Subjects Covered
1. Larry Kwarsick 11/25/97	Thurston County Non-Municipal UGA
2. Larry Kwarsick 12/3/97	County Wide Planning Policies
3. City of Langley 11/26/97	Comprehensive Plan and Compliance Schedule/several areas where the County and the three municipalities have a mutual interest
4. David C. Johnson 12/1/97	Population Allocations and carrying capacity (infrastructure) information when making decisions on increasing density in RAIDS and non municipal UGAs
5. Mary Petry 11/26/97	Tax Lot 23 on map, page 302, includes her property – would like it to remain commercial
6. Tom Roehl 11/28/97	Limited Non-Residential/Mixed Use Areas of More Intensive Rural Development, Commentary provided in bold, underlined italic text

7. Wm. H. Sievers/Robert Olson 12/3/97	Non-Residential: Re preliminary zoning map & SPR 079/94 – request re-identify this property on the map as NR

8. Planning Commission Recommendation 12/5/97 [with page 39 from EDC report cited]

9. Planning Commission record of public documents submitted 12/2/97

10. Issue Paper Workshop Draft and attachments 11/26/9

Added today:
11. Island County Citizens Growth Management Coalition Working Paper #3
12. Attendance Sheet

Planning Commission Recommendation
Bill Vincent, Island County Planning Commission, read the recommendation of the Island County Planning Commission for the record, dated 12/5/97:

"Following a thorough analysis regarding the issue of non-residential and mixed-use limited areas of more intensive rural development, including a Workshop on November 26th, 1997 and a Public Hearing on December 2nd, the Planning Commission recommends the following:

A. Recommended Non-residential and Mixed-use Designation Criteria. The following criteria shall be used for the preliminary designation of Non-residential and Mixed-use RAIDs:

General Criteria
The starting point for designation will be the Business and Land Use Review Committee's recommended boundaries that accompany the Island County Economic Development Council report entitled Business Land Use Needs for Island County to the year 2016, May 17, 1996. This starting boundary may be adjusted inward or outward based on the remaining criteria.

Uses in existence prior to July 1, 1990 and those established from July 1, 1990 to April 10, 1996 will be shown on the staff analysis maps. All uses established prior to April 10, 1996 will be included in the final RAID boundaries upon consultation from legal counsel.

Provision of sufficient land to provide a transitional buffer, if necessary, between non-residential uses and neighboring rural and residential uses.

Exclusions and Limitations
Institutional Government Uses will be excluded from a RAID area unless the exclusion would create an abnormally irregular boundary.

County-wide, the sum of land acreage designated as a Non-residential RAID and the portion of non-residential land within a Mixed-use RAID shall not exceed the EDC estimated non-residential need of 782 acres allocated for unincorporated Island County (see EDC report, page 39). Transitional buffers shall not be included in the acreage calculation.

Additional Items to be Used for Consideration
Preservation of the character of existing natural neighborhoods and communities based on the following components: name of an area; age; size; location; density; commercial/industrial floor area; historical growth rate; commercial development; community facilities and services; assessed valuation; landmarks; viewscapes; and physical boundaries.

Consideration of physical boundaries such as: bodies of water; streets (on a limited basis); arterial highways; land forms and contours; critical areas (wetlands, floodplains, steep slopes, eagle habitat, heron habitat, fishbearing streams, and areas of high aquifer recharge potential); and boundaries of designated resource lands.

The prevention of abnormally irregular boundaries by following long plat, short plat and parcel lines in a manner that minimizes areas of a meandering boundary. The ability to provide public facilities and public services as determined by the proximity to designated road and highway transportation routes, and the reasonable proximity to a water system capable of meeting present and future needs.

Water and sewer service boundaries.
Level of existing development within RAID.
Residential densities in surrounding areas.
Location along transit corridor (for Mixed-use RAIDs only).
Land use plan policies and objectives.

Allowed Residential Densities and Non-residential Intensities. Allowed residential densities in Mixed-use RAIDs and commercial and industrial intensities within Non-residential and Mixed-use RAIDs will be determined by the existing development pattern, existence of infrastructure and neighborhood/community character.