

**ISLAND COUNTY COMMISSIONERS - MINUTES OF MEETING
REGULAR SESSION - AUGUST 21, 2000**

The Board of Island County Commissioners (including Diking Improvement District #4) met in Regular Session on August 21, 2000, beginning at 9:30 a.m., in the Island County Courthouse Annex, Hearing Room, Coupeville, Wa. Commissioners Wm. L. McDowell, Chairman, William F. Thorn, Member and Mike Shelton, Member, were present. By unanimous motion, the Board approved and signed the August 14, 2000 Minutes.

VOUCHERS AND PAYMENT OF BILLS

The following vouchers/warrants were approved for payment by unanimous motion of the Board:

Voucher (War.) # 80995 – 81177..... \$625,866.06.

MARINE RESOURCES COMMITTEE FOR ISLAND COUNTY – MEMBER NAMED

By unanimous motion, the Board appointed Hi Bronson, Camano Island, to serve as a member of the Island County Marine Resources Committee refilling the position vacated by George Lundgren for a term running until December 31, 2001.

**CZM 306 BEACH WATCHER 2000//2001 VOLUNTEER PROGRAM CONTRACT #G0100002 BETWEEN
STATE DEPARTMENT OF ECOLOGY & ISLAND COUNTY**

The Board, on unanimous motion, approved and signed Coastal Zone Management [CZM] Beach Watcher 2000//2001 Volunteer Program Contract #G0100002 between State Department of Ecology and Island County, for a total eligible project cost of \$76,000, with the State Grant Share \$38,000 and local match \$38,000.

**INTERLOCAL AGREEMENT BETWEEN ISLAND COUNTY AND SAN JUAN COUNTY FOR PROVISION
OF PUBLIC DEFENSE ADMINISTRATION SERVICES**

By unanimous motion, the Board approved Interlocal Agreement #00SJ14 between Island County and San Juan County for a two year period for the purpose of providing Public Defense Administration Services for indigent defendants charged with crimes in the courts of San Juan County, for an amount of \$3,200.00 [RM-PDEF-00-0062].

**ABUTTER'S AGREEMENT TO IMPROVE RIGHT-OF-WAY
STANWOOD-CAMANO SCHOOL DISTRICT NO. 401**

As presented and recommended for approval by Larry Kwarsick, Public Works Director, the Board by unanimous motion approved Abutter's Agreement PW-0020-31 between Island County and Stanwood-Camano School District No. 401, involving installation of flashing light system for school zones on Camano Island associated with Utsalady and Elger Bay schools, to be installed by the school district within Arrowhead Road and Elger Bay Road right of way, in support of the 20 mph school speed zone limit adopted in those areas.

Dick Snyder, Construction Engineer, reported that two message boards had been rented for a period of two months to be located about ½ mile before the schools to warn of school opening and to slow down for the school zone. There is no date certain to turn light on, but a more in-depth report will be provided to the Board during Wednesday's staff session.

**BID AWARD – RAISED PAVEMENT MARKERS FOR WHIDBEY
AND CAMANO ISLANDS FOR YEAR 2000**

As recommended by Lew Legat, County Engineer, resulting from bid opening August 18, 2000, the Board by unanimous motion, awarded bid to the low bidder, Stripe Rite, Inc., Auburn, for a unit cost of \$390.00 and total amount of \$33,150.00 to supply Island County with raised pavement markers for Whidbey and Camano Islands for the year 2000, including installation and flagging. As noted by Joe Araucto, Traffic Engineer, this equates to less than \$4.00 per button compared to a cost in-house between \$5.00 - \$6.00 per button.

MONTHLY FINANCIAL REPORTS FROM AUDITOR & TREASURER

Written financial reports were received from the Auditor and Treasurer for the period ending July 31, 2000. No particular cautions were noted overall based on figures compared to last year.

RESOLUTION #C-83-00 (PLG-020-00) AMENDING CAMANO RAIDS TO DECREASE THE TOTAL AREA AND NUMBER OF PARCELS

Staff: Phil Bakke, Planning Director
Jeff Tate, Senior Planner

Public: None

Mr. Bakke presented Resolution #C-83 -00 (PLG-020-00) Amending Camano RAIDs to decrease the total area and number of parcels, with the recommendation of the Planning Commission that no action be taken. Pursuant to Chapter 16.26, Annual Review Amendment Provision, the Planning Commission reviewed Comprehensive Plan Amendment #719/00 dealing with re-evaluation of Livingston Bay Heights, Lost Lake, Saratoga Shores and Elger Bay RAIDs on Camano Island. The Planning Commission held two public hearings and accepted public testimony June 7 and 20, 2000, and on July 11 the Planning Commission deliberated on the proposal and voted to forward a report including summary findings and conclusions and affidavit of publication for hearing and deliberation dates of the Planning Commission. See Planning Commission minutes: May 9, 2000 GMA #5916; June 7, 2000 GMA #5917; June 20, 2000 GMA #5918; and July 11, 2000 GMA #5919. PLG-020-00 has to do with the request of the County to the Planning Commission to review the logical outer boundaries of the four Camano RAIDs. Four maps used during the public hearings were posted on the wall at this time [GMA #5923] used at the time those boundaries were drawn.

The Planning Commission rejected the proposal to modify the logical outer boundaries of those RAIDs. The issue that continually came up during the hearings was that the County had made certain commitments to zoning and since the Hearings Board looked at some of the RAIDs and the RAID issue resolved, this request amounted to going back and looking at RAID boundaries that had been previously approved by the Growth Board and the County through that process and felt that property owners within the RAIDs were involved in the process in 1997 and 1998 and revising the boundaries at this time would create an undue hardship on those property owners and the Planning Commission did not want to create an unpredictable land use environment from which to work in. Findings 15 and 16 sum up the outcome of the deliberations by the Planning Commission.

Commissioner Thorn did not support the recommendation of the Planning Commission for Camano RAIDs. He brought the amendment forward to begin with because he thought it had been a gift from the Hearings Board those RAIDs had not been remanded along with the first 8 RAIDs. There were some boundaries that were excessive, according to GMA guidelines, and the County was to have looked at the built environment but he thought went substantially outside of that. At the same time, he acknowledged that the larger boundaries allow more densified growth and in theory lessen impact in the rural area. He pointed out that Island County was over platted now, with a build out potential several hundred thousand people and for him that was the persuading argument that with all of those lots it made no sense to be creating additional lots and substantial windfall for those fortunate few who were involved in the process of establishing the boundaries. To change the RAIDs now was a reflection of the fact it had not been done right to begin with, and he thought people should have been very alert to the fact that they were gambling that their properties were going to remain inside the high density boundary. These were last-minute additions, and particularly Lost Lake was an especially egregious violation of what the principle of RAIDs was all about, done at a lot of owner request and not according to GMA or County guidelines.

Chairman McDowell reiterated what the Planning Commission said: at some point in time people have to have some predictability. It was a major process the Board went through, including appeal of RAIDs and those remanded by the Hearing Board were acted on; these RAIDs were not remanded, and saw no reason to start rezoning at this point in time. Hundreds of people lost their zoning on both Islands, some that were able to maintain zoning at the time --- a windfall for the County in that the concept is to try to keep population centralized.

Commissioner Shelton commented that when Island County designated RAIDs, it was as a result of the Legislature changing the Growth Management Act to allow for RAID boundaries. Island County was the first County he thought to go to the Hearings Board with RAID designations, and the Hearings Board agreed with some and for some did not

agree. Those that were remanded the County reviewed and fixed. According to the Hearings Board these RAIDs do meet the mandates of the Growth Management Act.

Commissioner Shelton moved that the Board accept the recommendation of the Planning Commission and adopt Resolution #C-83 -00 (PLG-020-00) Amending Camano RAIDs to decrease the total area and number of parcels, that no action be taken. Motion, seconded by Chairman McDowell, passed by majority vote, Commissioner Thorn voting in opposition. [Resolution #C-83-00 GMA #5914]

**BEFORE THE BOARD OF COUNTY COMMISSIONERS
OF ISLAND COUNTY, WASHINGTON**

IN THE MATTER OF AMENDING)
CAMANO RAIDs TO DECREASE THE) RESOLUTION C-83-00
TOTAL AREA AND NUMBER OF) PLG-020-00
PARCELS)

WHEREAS, the application concerning proposed amendments to Camano RAIDs, CPA 719/00, was submitted in accordance with Section 16.26 Island County Code and forwarded to the Planning Commission with a report from the Planning Department, attached as Exhibit A, within the prescribed time period; and

WHEREAS, the Island County Planning Commission held two public hearings on the proposed amendments on June 7, 2000 on Camano Island and June 20, 2000 at Coupeville, WA to consider the proposed revisions to the RAIDs of Livingston Bay Heights, Lost Lake, Saratoga Shores and Elger Bay; and

WHEREAS, the Planning Commission had reviewed and approved these four RAIDs after numerous public hearings between March of 1998 and September of 1998 and found them consistent with adopted Designation Criteria; and

WHEREAS, the Planning Commission has reviewed CPA 719/00 and recommends rejection of the application; **NOW, THEREFORE**,

IT IS HEREBY RESOLVED that the Board of Island County Commissioners hereby considers the proposed application to decrease the total area and number of parcels in the four RAIDs of Livingston Bay Heights, Lost Lake, Saratoga Shores and Elger Bay, attached hereto as Exhibit A, to be unnecessary and no action shall be taken.

ADOPTED this 21st day of August, 2000.

**BOARD OF COUNTY COMMISSIONERS
ISLAND COUNTY, WASHINGTON**

Wm. L. McDowell, Chairman
[Voted Nay: William F. Thorn, Member]
Mike Shelton, Member

ATTEST: Margaret Rosenkranz
Clerk of the Board BICC 00-495 [Exhibit A-on file attached to C-83-00]

**RESOLUTION #C-84-00 (PLG-021-00) ESTABLISHING ADDITIONAL DEVELOPMENT STANDARDS
AND SITING CRITERIA FOR RV PARKS**

Staff: Phil Bakke; Jeff Tate
Public: None

Correspondence for the Record: E-mail 8/18/00 from Diane Kendy urging adoption of the Planning Commission recommendation [GMA doc. #5920]

Mr. Bakke presented Resolution #C-84-00 [PLG-02100] Establishing Additional development standards & siting criteria for RV Parks, the recommendation of the Planning Commission that no action be taken. Pursuant to Chapter 16.26, Annual Review Amendment Provision, the Planning Commission reviewed Comprehensive Plan Amendment #720/00 dealing with a two-tiered set of standards for recreational vehicle parks. The Planning Commission held two public hearings and accepted public testimony June 7 and 20, 2000, and on July 11 the Planning Commission deliberated on the proposal and voted to forward a report including summary findings and conclusions to the BOCC and affidavit of publishing for hearing dates. See Planning Commission minutes: May 9, 2000 GMA #5916; June 7, 2000 GMA #5917; June 20, 2000 GMA #5918; and July 11, 2000 GMA #5919.

The majority of public testimony before the Planning Commission on this proposed amendment application were not in favor of the County taking action that had been outlined for the Planning Commission to review. When this application came forward, the Planning Department came up with the concept of two-tiered approach for recreational vehicle parks allowing small scale parks under current regulations, and enhancing the regulations making them more stringent to allow for greater densities in certain areas of the county. The Planning Commission decided that provisions now in place were adequate at this time and asked that the Department come back to the Commission prior to next year's annual review cycle with some examples of neighboring communities as far as how they handle the permit process and specifically standards for RV parks .

By unanimous motion the Board adopted Resolution #C-84-00 [PLG-02100] Establishing Additional development standards & siting criteria for RV Parks, the recommendation of the Planning Commission that no action be taken. [Resolution #C-84-00 GMA #5915]

**BEFORE THE BOARD OF COUNTY COMMISSIONERS
OF ISLAND COUNTY, WASHINGTON**

IN THE MATTER OF ESTABLISHING)	
ADDITIONAL DEVELOPMENT)	RESOLUTION C-84-00
STANDARDS AND SITING CRITERIA)	PLG-021-00
FOR RV PARKS)	

WHEREAS, the application concerning a proposed amendment to the Island County Zoning Ordinance Chapter 17.03 ICC, CPA 719/00, was submitted in accordance with Section 16.26 Island County Code and forwarded to the Planning Commission with a report from the Planning Department, attached as Exhibit A, within the prescribed time period; and

WHEREAS, the Island County Planning Commission held two public hearings on the proposed amendments on June 7, 2000 on Camano Island and June 20, 2000 at Coupeville, WA to consider the proposed revisions concerning the establishment of additional development standards and siting criteria for RV Parks; and

WHEREAS, the Planning Commission considered public concerns regarding density issues of RV Parks, siting requirements and development standards; and

WHEREAS, the Planning Commission recommends further review of these issues and providing additional information to them prior to the 2001 Annual Review; **NOW, THEREFORE**,

IT IS HEREBY RESOLVED that the Board of Island County Commissioners hereby considers the proposed application for RV Parks, attached hereto as Exhibit A, and accepts the Planning Commission's Findings and Conclusions that no action be taken.

ADOPTED this 21st day of August, 2000.

**BOARD OF COUNTY COMMISSIONERS
ISLAND COUNTY, WASHINGTON**

Wm. L. McDowell, Chairman

William. F. Thorn, Member

Mike Shelton, Member

ATTEST: Margaret Rosenkranz
Clerk of the Board BICC 00-496

[Exhibit A on file with C-84-00]

There being no further business to come before the Board at this time, the Chairman adjourned the meeting at 11:00 a.m., with the next regular meeting to be held on August 28, 2000 beginning at 11:30 a.m.

**BOARD OF COUNTY COMMISSIONERS
ISLAND COUNTY, WASHINGTON**

Wm. L. McDowell, Chairman _____

William F. Thorn, Member _____

ATTEST:

Mike Shelton, Member _____

Margaret Rosenkranz, Clerk of the Board