

**ISLAND COUNTY COMMISSIONERS - MINUTES OF MEETING
REGULAR SESSION - AUGUST 18, 2003**

The Board of Island County Commissioners (including Diking Improvement District #4) met in Regular Session on August 18, 2003 at 9:30 a.m. in the Law & Justice Facility, Department III (Courtroom 3), 101 N.E. 6th Street, Coupeville, Wa. Wm. L. McDowell, Chairman, William J. Byrd, Member, and Mike Shelton, Member, were present. The meeting began with the Pledge of Allegiance. By unanimous motion, the Board approved the minutes from regular meeting held on August 11, 2003.

VOUCHERS AND PAYMENT OF BILLS

The following vouchers/warrants were approved for payment by unanimous motion of the Board, along with the August 15, 2003 payroll for pay period July 16-31, 2003:

Voucher (War.) # 170996-171199\$1,439,958.21.

REVIEW MONTHLY FINANCIAL REPORTS FROM AUDITOR & TREASURER

Auditor's Report

Suzanne Sinclair, Island County Auditor, submitted the Auditor's written financial report for the period ending July 31, 2003. The standard percentage for the end July would be 58%; the current expense revenue figure is at 58% while expenditures are 59%. In other funds, the revenue generally is at 57% with expenditures at 49%.

Treasurer's Report

Linda Riffe, Island County Treasurer, likewise submitted her written report for the same period. Even though figures dipped down in specific areas of revenue, overall figures are above the previous year, primarily from the following areas:

Property tax [construction]
Line item 34 \$255,000 up from previous year \$116,000 - delinquent tax collection
Sales and Use tax from the State went up \$60,000 [line 38].
Liquor taxes went up as did franchise tax.

HEALTH DEPARTMENT CONTRACT APPROVED

By unanimous motion, the Board approved Island Employment Services-Developmental Disabilities, Contract #HS-03-03 in the amount of \$50,200 [RM-HLTH-99-0058].

FINAL APPROVAL/SIGNATURE: PRD 169/96
CHELEEK – TERRY MITCHELL

Final Approval and signature of Cheleek PRD by Terry Mitchell, located on North Whidbey adjacent to the south side of Polnell Road at its northern boundary, a 16 Lot Subdivision containing 13 Off-Site Drainfields within the subject subdivision, PRD 169/96, SPR 405/96, was presented by Jeff Tate, Assistant Director, Planning & Community Development. The PRD received preliminary approval 5 years ago and expires August 22, 2003. Mr. Tate presented Findings of Fact and Recommendation.

The Cheleek Planned Residential Development (PRD) and associated Site Plan Review (SPR) received preliminary approval in 1997 with the Hearing Examiner Findings of Fact issued on August 22, 1997 and the Board of Island County Commissioners' approval on September 8, 1997.

A one-year extension was granted on June 18, 2002 with the condition that all outstanding requirements be met and the final PRD recorded by August 22, 2003.

An application for final approval of the subdivision was submitted to Island County on July 11, 2003. New and revised information continued to be submitted through August 15, 2003. Island County Staff completed review of the application materials submitted and field verification. The original proposal indicated that only one of the existing residences would remain. During the review process, revisions were made to this proposal to keep all three residences.

Due to the time constraints for recording of the final subdivision, and revisions made by the applicants just prior to this deadline, requirements that are normally fulfilled prior to final approval were unable to be completed by the applicants.

Given the fact that the lots will not immediately be sold as stated in Applicant's letter 8-14-2003 [copy attached to Findings of Fact and placed on file with the Clerk of the Board, signed by Terry Mitchell, Co-Trustee, Mitchell Family Trust], Mr. Tate confirmed that staff recommended approval subject to the following conditions:

- In the event that these items are not fulfilled within the time frames established, the approval of the PRD and SPR may be revoked.
- Within 30 days of Final PRD and SPR approval granted by Island County, the applicants must obtain approved septic system permits for the existing residences located on proposed Lots 2 and 4. The new sewage disposal systems will replace the existing systems and must utilize the respective off site drainfield
- easements established in SPR # 405/96. In addition, the permits must include a requirement to abandon the existing sewage disposal systems in accordance with ICC 8.07C.270.
- Within 60 days of the Final PRD and SPR approval, the permitted sewage disposal systems for proposed Lots 2 and 4 must be installed and the applicable as-built documents filed with the Health Department. The as-builts must document the proper abandonment of the existing systems.

By unanimous motion, the Board gave final approval of Cheleek PRD 169/96 by Terry Mitchell, for a 16 lot subdivision containing 13 off site drainfields, subject to the conditions as outlined by Mr. Tate in Findings of Fact presented this date.

The Chairman expressed the Board's appreciation to Mitzi Hall, Anathalie Dawkins and John Bertrand, and Mr. Tate, for the extra time and effort expended to help the applicants satisfy the requirements and obtain final approval prior to preliminary PRD expiration.

EXECUTIVE SESSION

Chairman McDowell announced that the Board would meet at 10:30 a.m. in Executive Session for the purpose of considering the minimum price at which real estate will be offered for Sale or lease, as allowed under R.C.W. 42.30.110 (1)(c). The session will be held in Island County Administration Building Conference Room 218, 1 NE 7th Street, Coupeville, Wa. The session will last approximately one-half hour, and the Chairman indicated that any action after the Executive Session, if any, would be taken in a regular meeting open to the public.

There being no further business to come before the Board at this time, the meeting adjourned at 11:00 a.m. The Board will meet in Special Session August 19, 2003 beginning at 2:40 p.m., Camano Multipurpose Center located at 141 N. East Camano Drive, Camano Island.

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

Wm. L. McDowell, Chairman

William J. Byrd, Member

Mike Shelton, Member

ATTEST: _____
Elaine Marlow, Clerk of the Board