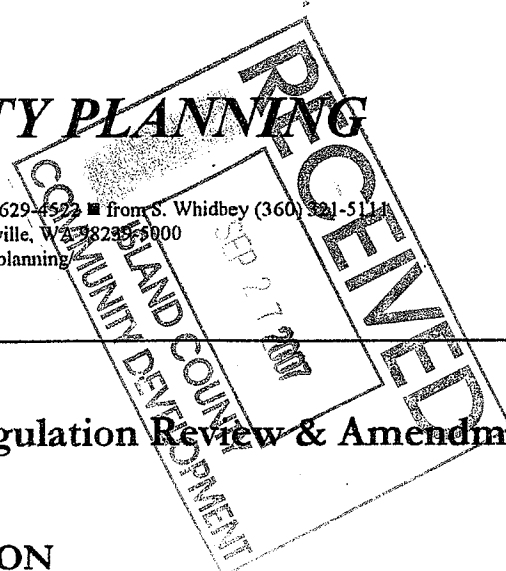


# ISLAND COUNTY PLANNING

Phillip Bakke, Director

PHONE: (360) 679-7344 ■ from Camano (360) 629-4523 ■ from S. Whidbey (360) 321-5114  
FAX: (360) 679-7306 ■ P. O. Box 5000, Coupeville, WA 98236-5000  
Internet Home Page: <http://www.islandcounty.net/planning/>



## Comprehensive Plan/Development Regulation Review & Amendment (CPA)

### APPLICATION

**Purpose of a Comprehensive Plan/Development Regulation Review and Amendment Procedures (CPA):** As described in Island County Code (ICC) 16.26.010, a CPA establishes procedures pursuant to Chapter 36.70A. RCW, for the review and amendment of the Comprehensive Plan and implementing Development Regulations found in Titles 8, 13, 16, and 17 ICC. All amendments to the Comprehensive Plan and Development Regulations shall be approved by the Board of Island County Commissioners and processed as a Type IV decision pursuant to Chapter 16.19 ICC.

**REMEMBER:** *If you have any question or comments please do not hesitate to phone, e-mail or make an appointment with the Planning Department. All of the requested items listed below must be submitted at the time of application or the application will not be accepted. The purpose of this cover sheet and checklist is to ensure that minimum requirements have been met before an application can be accepted at the counter. After the application is accepted, the Planning Department will perform a more detailed review and will advise you if the application is technically complete. Please use the Applicant Checklists below and throughout this application form (Parts B) to ensure you have provided all the information required for your project.*

#### COUNTER CHECKLIST

| Applicant | Application Requirement  | Planning |
|-----------|--|----------|
| _____     | Completed Application Form (Parts A and B);                      | _____    |
| _____     | Signatures of all owners and/or an Affidavit of Owner's Consent; | _____    |
| _____     | All questions in Part A are completed;                           | _____    |
| _____     | Answers to the questions in Part B are completed.                | _____    |

I hereby certify that I am the authorized applicant named above and that I have familiarized myself with the rules, regulations, and procedures with respect to preparing and filing this application and that all statements, answers and information provided as part of this submittal are in all respects complete, true and accurate to the best of my knowledge and belief.

Darrell W. Hines  
Name (Please Print)

Darrell W. Hines  
Signature (Owner or Authorized Agent)

9/27/07  
Date

**\*\* REMEMBER: IF THE SIGNATURE IS OTHER THAN THE PROPERTY OWNER, THEN A WRITTEN LETTER OF CONSENT MUST ACCOMPANY THIS APPLICATION.**



# ISLAND COUNTY PLANNING

Phillip Bakke, Director

PHONE: (360) 679-7344 ■ from Camano (360) 629-4522 ■ from S. Whidbey (360) 321-5111  
FAX: (360) 679-7306 ■ P. O. Box 5000, Coupeville, WA 98239-5000  
Internet Home Page: <http://www.islandcounty.net/planning/>

## Comprehensive Plan/Development Regulation Review & Amendment (CPA)

| GREYED SECTION FOR COUNTY USE ONLY |               |          |         |
|------------------------------------|---------------|----------|---------|
| Application Number                 | Date Received | Fee Paid | Receipt |
|                                    |               |          |         |

Application information must be TYPED or NEATLY PRINTED AND SIGNED IN BLUE INK. In order to speed our review of your application please provide all information requested. If any portion is not applicable, enter N/A in the blank. Submit the **original and 4 copies** of this application and all necessary documentation as outlined on the Application Checklist to the Island County Planning Department. Illegible and/or incomplete applications will not be accepted. An application will not be considered technically complete until a Notice of Application is provided.

### PART A

APPLICANT Seattle Pacific University Signature *Darrell W. Hines*  
 Address 3307 3rd. Ave. W. Seattle, WA 98119 Phone 206-940-2002

CONTACT PERSON\* Darrell W. Hines Signature *Darrell W. Hines*  
 Address Seattle Pacific University Phone 206-940-2002  
3307 3rd. Ave. W., Suite 311 Seattle, WA 98119

OWNER Seattle Pacific University Signature *Darrell W. Hines*  
 Address 3307 3rd. Ave. W. Seattle, WA 98119 Phone 206-940-2002

PROJECT ADDRESS (or closest intersection) 1276 Engle Road Coupeville, WA 98239

Assessor Parcel Number See attached legal desc. Plat Name Crockett and Kellogg

Section 15,16,21,22 Township 31N Range 1 EWM 1/4 Section Various

Location: North Whidbey  Central Whidbey  South Whidbey  Camano Island

Comprehensive Plan Land Use Designation Rural Lands (R) Zoning Rural (R)

Size of Parcel (Square Feet or Acres) 82.54 acres Existing Use Casey Conference Center and Resort

\* The authorized Contact Person will be the only party that will receive correspondence, reports, notices and inquiries.



Seattle Pacific  
UNIVERSITY

Office of Business and Planning

3307 Third Avenue West, Suite 103  
Seattle, Washington 98119-1922

206 281 2222 office  
206 281 2388 fax

[www.spu.edu](http://www.spu.edu)

May 10, 2007

Darrell W. Hines, Ed.D.  
Project Manager for Camp Casey Master Planning  
Seattle Pacific University  
3307 Third Avenue West, Suite 211  
Seattle, WA 98119-1957

Dear Darrell:

This letter represents the authorization for you to serve as Seattle Pacific University's agent for the Island County Comprehensive Plan/Development Regulation Review and Amendment Application to designate Camp Casey as an Existing Master Planned Resort. Given your extensive past experience with both Camp Casey and broader University master planning and related regulatory issues while serving as the Associate Vice President for Business and Facility Services, President Eaton and I believe that you should continue to serve as Seattle Pacific University's Project Manager for Camp Casey Master Planning. We appreciate your willingness to continue to serve the University in this capacity, after your recent retirement as Associate Vice President.

Sincerely,

A handwritten signature in black ink, appearing to read "D. W. Mortenson".

Donald W. Mortenson  
*Vice President for Business and Planning*

Cc: Philip W. Eaton, President

Legal Descriptions of Tax Parcels within the proposed  
Camp Casey Existing Master Planned Resort

R13115-078-0170

2 C CROCKETT DC 51.02AC BEG AT SW COR SD DC TH E TO CO RD TH N ALG CO RD TO IRON PIN AT SE COR OF TR DES 88D304 TH S89-40-20W 359.27' TH NO-19-38W 735.87' TH S68-46-56W 1239.07' M/L TO ML TH SLY ALG ML POB IN W CROCKETT & C CROCKETT DC

(51.02 acres)

R13122-378-0100

9 KELLOGG D C 22.26AC PART OF FOLL IN KELLOGG DC BEG AT NW COR SEC 22 TH S30 50' 21" E 2175.57' TH W 1560.02' TH N 223.32' TO TPB TH N88 24' E224.8' TH S40 24' E305.7' TH N72 45' E233.9' TH N47 14'30" E240.8' TH N51 09'30" E248.55' TH N62 22'30" E 274.05' TH N30 12'48" W348.45' TO W LN OF CO RD TH NLY ALG CO RD TO N LN OF KELLOGG DC TH W TO ML TH SLY ALG ML TO POB

(22.26 acres)

R13122-410-0750

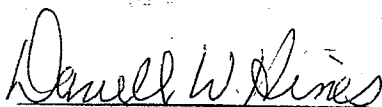
8 KELLOGG D C 3.19AC THAT PART OF FOLL IN KELLOGG DC BEG AT NW COR SEC 22 TH E 576.6' ML & TPB TH ALG ML S7 30' E425.7' TH S39 E 979.44' TH S30 30' E 182.72' M/L TO E LN OF CO RD TH NLY ALG CO RD TO N LN OF SEC 22 TH E29.71' TO TPB

(3.19 acres)

R13122-459-0380

1C CROCKETT D C 6.07 A THAT PART OF FOLL IN C CROCKETT DC BEG AT NW COR SEC 22 TH E576.6' TO ML & TPB TH ALG ML S7 30' E 425.7' TH 39 E 979.44' TH S30 30' E182.72' M/L TO E LN OF CO RD TH NLY ALG CO RD TO N LN OF SEC 22 TH E29.71' TO TPB

(6.07 acres)



Darrell W. Hines, Ed.D.  
Authorized Agent for  
Seattle Pacific University

Signed on: 6/5/07

State of Washington  
County of King

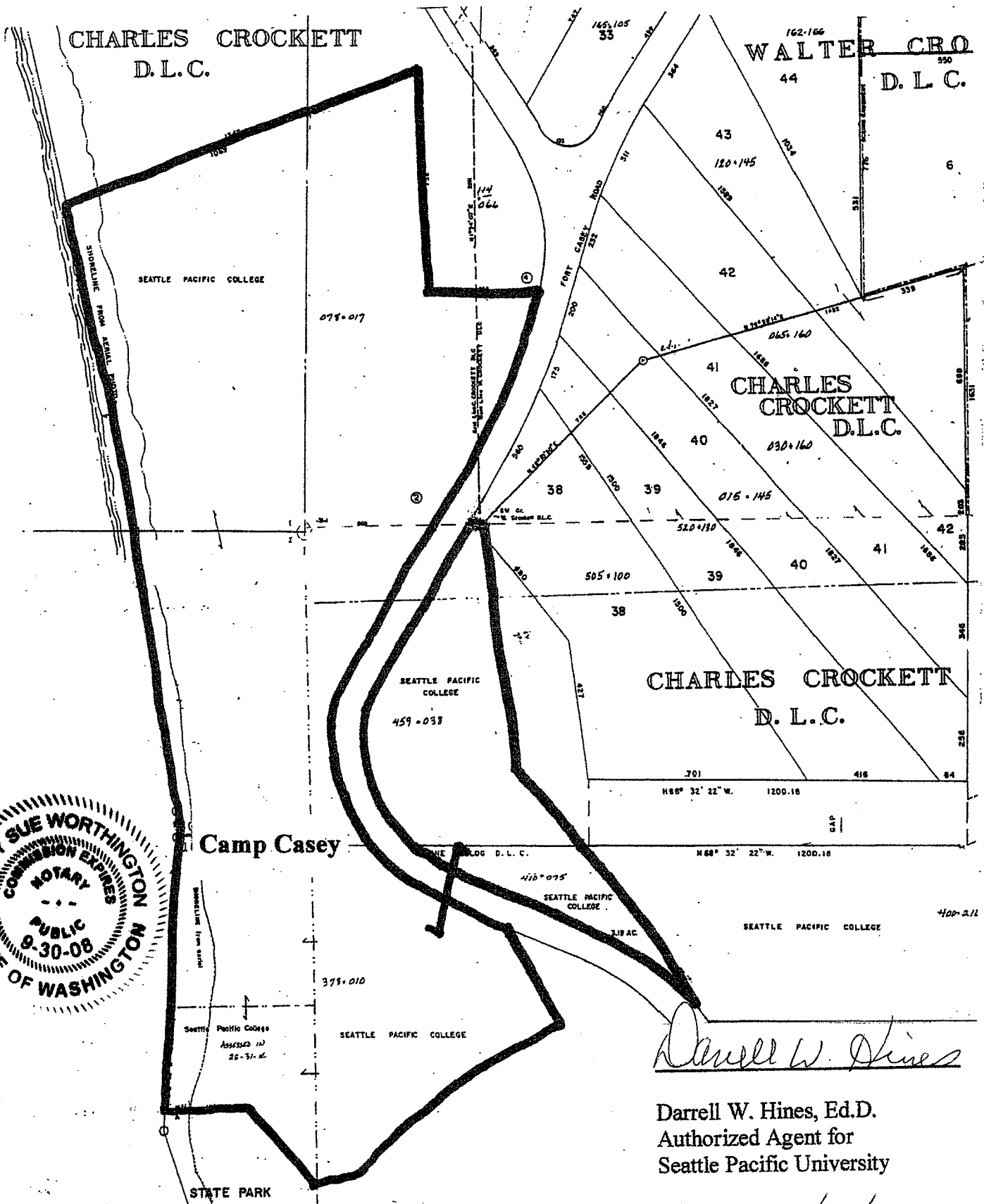
Darrell W. Hines signed or attested  
before me on June 5, 2007. ~~57~~



Mindy Sue Worthington  
Mindy Sue Worthington  
Notary Public in and for the  
State of Washington

My appointment expires: 9/30/08

Location of Proposed Camp Casey Existing Master Planned Resort



*Darrell W. Hines*

Darrell W. Hines, Ed.D.  
 Authorized Agent for  
 Seattle Pacific University

Signed on: 6/5/07

## PART B

### Comprehensive Plan/Development Regulation Review & Amendment (CPA)

**Process:** Pursuant to ICC 16.26 Comprehensive Plan/Development Regulation Review and Amendment Procedures, the Planning Director shall prepare a report to the Island County Planning Commission. Only those applications accepted as complete by February 1 of each year may be reviewed during that calendar year. The Planning Department must forward all reports to the Planning Commission by May 1 of each year and the Planning Commission must hold at least one public hearing on the application and forward a recommendation to the Board of Island County Commissioners by July 1 of each year. The Board must act on all applications submitted for review during that calendar year even if a recommendation has not been forwarded by the Planning Commission. The Board must adopt Findings of Fact and Legislative Intent to support any approved changes to the Comprehensive Plan and/or Development Regulations.

**Supplemental Application Requirements:** In addition to the information required in Part A the following must also be submitted with the CPA Application:

1. On a separate piece of paper please provide a detailed description of the amendment and your reasons for requesting the amendment.
2. If the amendment involves a map change include a copy of the adopted map and clearly show how you would propose to modify the map.
3. For all applications please answer the following questions to the best of your ability:
  - i) A detailed and thoughtful explanation of anticipated impacts to be caused by the proposed change on other plan elements, zoning districts, permit processing or related aspects. Try to include a discussion of potential un-intended consequences and possible ways to prevent them;
  - ii) A detailed explanation of how the proposed amendment is consistent with GMA/SMA, the County-Wide Planning Policies, the Comprehensive Plan and adopted Findings of Fact and Legislative Intent;
  - iii) An explanation of how the change affects Development Regulations or how the amendment brings the Development Regulations into compliance with the plan;
  - iv) If applicable, an explanation of why existing Comprehensive Plan language should be added, modified, or deleted;
  - v) If necessary a SEPA checklist must be included.
4. If the Application involves nomination of species of local importance please address the following questions in detail:
  - i) Provide documentation demonstrating that the species or habitat is native to Island County existing on or prior to December 1, 1998. Please include all statistical information used to make your determination;
  - ii) Is the local populations in danger of extirpation based on existing trends since January 1, 1985 and include data to support your position;
  - iii) Is the species sensitive to habitat manipulation;
  - iv) Does the species or habitat have commercial, game, or other special value such as locally rare species;

- v) Demonstrate to the extent possible why without protection, there is a likelihood that the species will not maintain and reproduce.
  - vi) Show where the endangered species are located on maps showing parcels, roads and approximate specie boundaries.
5. If the Application is to nominate habitat of local importance please address the following questions in detail:
- i) Where a habitat is nominated to protect a species all applicants shall demonstrate:
    - a) The use of the habitat by a protected species is documented or is highly likely; or
    - b) The habitat is proposed to be restored with the consent of the affected property owner so that it will be suitable for use by the species (provide property owner affidavits); and
    - c) Document how the long term persistence of the species is dependent on the protection, maintenance or restoration of the habitat.
  - ii) Document how the habitat nominated represents either high-quality native habitat or habitat that has an excellent potential to recover to a high quality condition and which is ether of limited availability or high vulnerability to alteration.
  - iii) Show the specific habitat features to be protected (for example, nest sites, breeding areas, nurseries, etc.).
  - iv) Provide mapping showing all habitat proposed to be nominated including habitat boundaries, parcel lines and roads.
6. All applications for habitat and species of local importance shall provide the following information:
- i) The application must include comprehensive management strategies for the species or habitats. Management strategies must be supported by best available science and where restoration of habitat is proposed, as specific plan for restoration must be provided prior to nomination;
  - ii) All applications must include detailed professional best available science supporting the nomination;
  - iii) Demonstrate why current regulations or non-regulatory tools are not adequate to prevent degradation of the species or habitat in Island County;
7. Please attach any additional names, addresses and telephone numbers of associated professional consultants such as architects, engineers, or scientists not identified on cover sheet who may be contacted by the County regarding this application.

**Comprehensive Plan/Development Regulation Review and Amendment (CPA)  
for the Designation of the Casey Conference Center as the  
Camp Casey Existing Master Planned Resort**

**Part B: Supplemental Application Requirements**

**1. Description of amendment and reasons for requesting the amendment:**

Pursuant to ICC 17.03.180.Y (Existing Master Planned Resorts), Seattle Pacific University is requesting that the Island County Comprehensive Plan and Zoning Code (ICC Chapter 17.03) be amended to designate the Casey Conference Center (a.k.a. Camp Casey) as the Camp Casey Existing Master Planned Resort, including incorporating references to an Island County approved Master Plan that meets the requirements of ICC 17.03.180.Y (2). A Master Plan meeting the requirements of 17.03.180.Y(2) has been provided as an element of this application.

ICC 17.03.040 defines an Existing Master Planned Resort as follows:

*Existing Master Planned Resort: A resort that was in existence on July 1, 1990 and that met the definition of Existing Master Planned Resort at that time. The resort is developed in whole or part, as a significantly self contained and integrated development that includes short-term visitor recreational facilities within the property boundaries in a setting of natural amenities. An existing resort may include other permanent residential uses, conference facilities, and commercial activities supporting the resort, but only if these uses are integrated into and consistent with the on-site recreational nature of the resort.*

Camp Casey clearly meets Island County's definition of an Existing Master Planned Resort. It has been in existence as a conference center and resort since 1956, when the property was purchased by Seattle Pacific College (now Seattle Pacific University) to establish a conference center and resort. Its buildings and grounds, as described in detail in the proposed Master Plan, have been improved and maintained to serve as a significantly self-contained and integrated development. Most of Camp Casey's buildings provide short-term visitor accommodations that are associated with a wide range of indoor and outdoor recreational facilities within the proposed boundaries of the EMPR. Camp Casey's setting includes many significant natural amenities, including a saltwater beach, forests and wetland areas. The total size of the property within the proposed EMPR is 82.5 acres, which substantially exceeds the 50 acres minimum size requirement of ICC 17.03.180.Y.

All of the property within the proposed boundaries of the Camp Casey Existing Master Planned Resort is currently zoned Rural (R). This zoning does not support most of the existing uses of Camp Casey or provide for the upgrading and expansion of the facilities that are needed to sustain its continued operation. Designating Camp Casey as an Existing Master Planned Resort will recognize existing facilities as legal existing uses and provide for their expansion in a manner that will contribute to the economic diversity

of Island County, while ensuring the preservation of significant Island County environmental and historical resources. An approved Master Plan will provide a blueprint for the future use and development of Camp Casey, creating substantially greater certainty and County control than would be available under the current Rural Zone and Existing Use provisions of the Zoning Code.

## **2. Map Change:**

A map showing the specific boundaries of the proposed map change is attached. Also see the relevant Figures in the Master Plan.

### **3.i. Explanation of anticipated impacts:**

The impacts of the development as proposed in the Master Plan would be positive, when compared to the impacts of development that would be possible with the current zoning. Without the designation of Camp Casey as an Existing Master Planned Resort with an approved Master Plan, it is likely that the property would eventually be sold for redevelopment involving other uses permitted in a Rural Zone.

Under the current Rural zoning, the minimum lot size is five acres, which would permit the subdivision of Camp Casey into up to 16 five acre tracts. However, with a Planned Residential Development, the density could be increased up to 125%. Guest cottages and accessory living quarters are also permitted in the Rural Zone. Therefore, under the existing zoning, the permitted residential densities could be substantial. With subdivision for residential development, it is likely that most of the existing historic structures would be demolished and some development would occur within environmentally sensitive areas and other open spaces that would be preserved without development with the adoption of the proposed Master Plan.

In addition to subdivision for residential development, other uses are permitted in a Rural Zone. For example, a country inn having up to 40 guest rooms may be established as a conditional use in a Rural Zone on a twenty acre parcel. Other conditional uses that could be approved in the Rural Zone include campgrounds and recreational parks, group homes, kennels, storage, churches, mobile/manufactured home parks, home industries, surface mining, and small scale recreation and tourist uses.

Clearly, most of these uses, including subdivision of the property for residential development, would be less compatible with the historical and environmental features of the site than the existing and proposed conference center and resort uses. Except for required setbacks and buffer areas, development under the existing zoning could extend over most of the area currently zoned Rural, including the historic parade ground of the former Fort Casey, the forest area designated as an Island County Critical Area, and the portions of the Crockett Lake shoreline that are located outside of the wetland and wetland buffer area. With the development proposed in the Master Plan, all of these areas would be retained as open space.

Under the Existing Use provisions of ICC 17.03.230, existing uses and structures are not only allowed to continue, but may be expanded, enlarged or extended. The Island County Zoning Code places no specific limits upon the amount of expansion that might be feasible. Therefore, some substantial expansion of existing uses and facilities feasibly might be possible without the designation of Camp Casey as an Existing Master Planned Resort. However, given the limitations of the current septic system and soil conditions that make the substantial expansion of existing drain fields unlikely to be feasible, an on-site wastewater treatment plant would be required to support any significant expansion of Camp Casey's uses and facilities. Based on a Final Decision and Order of the Western Washington Growth Management Hearing Board, issued on August 25, 2003 on a petition filed appealing the approval of Camp Casey as a Special Review District, a wastewater treatment plant would constitute urban growth and could not be approved in an area not designated as an Urban Growth Area in Island County's Comprehensive Plan. Therefore, substantial expansion of Camp Casey's existing uses and facilities would be unlikely to be feasible with the current Rural zoning. Without such expansion, which will be required to generate sufficient revenue for Camp Casey's long-term maintenance and operations, it is likely that Seattle Pacific University would have to sell all or part of Camp Casey for redevelopment. (As an example, some nearby property owned by Seattle Pacific University was sold recently to provide some of the revenue needed for Camp Casey's on-going improvements and operations.)

In summary, under the current Rural zoning, development of the Camp Casey property would be less predictable and could result in substantial impacts to the site's significant historical and environmental features. Without the designation of Camp Casey as an Existing Master Planned Resort, with an approved Master Plan providing for expansion, Seattle Pacific University might have to sell all or part of the property. The proposed Master Plan would not only enable Seattle Pacific University to expand and improve the existing Camp Casey facilities, but would also create a clear and enforceable blueprint for the future development of the property, which would include special standards to preserve existing historical and environmental resources, open spaces and views.

As with any development, there would be some environmental impacts. These impacts are described fully in the SEPA environmental checklist that has been submitted with this application. The major impacts would include the loss of approximately 3.0 acres of forested areas, an increase of approximately 2.5 acres of permeable surfaces, an increase in the use of utilities, an increase in the user population of approximately 250 people during peak periods, and a modest increase in traffic. Although most of the new buildings would be shielded from public view, several of the new buildings would be visible from Engle Road. There would be no direct or substantial indirect impacts on any environmentally sensitive area, including the forested area that has been designated by Island County as a Critical Area, based on its inclusion in the Washington State Department of Natural Resources' Inventory of Washington Natural Heritage Program sites.

**3.ii) Consistency with GMA, the County-wide Planning Policies, the Comprehensive Plan and adopted Findings of Fact and Legislative Intent:**

The designation of Camp Casey as an Existing Master Planned Resort is consistent with the Island County Comprehensive Plan, which includes the following goal for Existing Master Planned Resorts:

*Provide a method to recognize and support the planned development of Existing Master Planned Resorts that are significantly self-contained and have integrated development that includes short-term visitor accommodations associated with a range of indoor and outdoor recreational facilities within the property boundaries in a setting of significant natural amenities.*

As explained in detail in the proposed Master Plan, the designation of Camp Casey as an Existing Master Planned Resort is also consistent with the following policies of the Island County Comprehensive Plan:

- A. The Island County Comprehensive Plan and development regulations shall define and create a process for the designation of Existing Master Planned Resorts. The approval of an Existing Master Planned Resort shall be processed as a Type IV decision pursuant to Chapter 16.19 ICC.
- B. Existing Master Planned Resorts shall be recognized by the County, provided that the facility meets County development standards and an approved master plan for the facility is approved by the Board of Island County Commissioners.
- C. Designation of an existing Master Planned Resort must preclude new or suburban development in the surrounding vicinity of the existing resort, except in areas otherwise designated for urban growth under RCW 36.70A.110 and 36.70A.362, as per RCW 36.70A.362, the state code governing Existing Master Planned Resorts.
- D. The designation process for Existing Master Planned Resorts must comply with all conditions stipulated in RCW.36.170A.362.

During the adoption of the Comprehensive Plan and zoning amendments that provide for the designation of Existing Master Planned Resorts in Island County, the Island County Planning Commission issued detailed Findings of Fact that illustrate the legislative intent of the enabling amendments (CPA 065/05 Existing Master Planned Resorts). Finding of fact #36 indicated that, while the amendments are not specific to the Camp Casey Conference Center, they “are written to recognize Existing Master Planned Resorts and enable such resorts to expand its operations in a planned and regulated manner within its set boundaries”. The Findings of Facts contain a detailed history of Island County’s past efforts to amend the Comprehensive Plan and Zoning Code to recognize the unique uses and facilities of Camp Casey through the approval of a Master Plan that contains special standards to protect and enhance the property’s significant historical and environmental features and provides for the flexibility and predictability that SPU needs to continue operations. Finding of fact #43, below, is also relevant:

*The Planning Commission finds that any EMPRs that are designated under these provisions in the future must have ample flexibility to change over time in order to meet customer demand and remain economically viable. The Planning Commission further finds that it is too difficult to do so when the zoning designation of the resort property does not permit the use or uses that make up the resort.*

The development proposed in the Camp Casey Master Plan would be consistent with the goals and policies of the Ebey's Landing National Historical Reserve, which have been officially recognized by Island County in its Comprehensive Plan. Although a Historic Preservation District for the Ebey's Landing National Reserve has been in existence since 1972, more specific goals and standards and review procedures were established with the adoption of ICC 17.04 in December, 2005. The goals and standards of IC 17.04 were fully considered during the development of the proposed Master Plan. In addition, the role of the Island County Historical Review Committee in reviewing development projects identified in the Master Plan has been officially acknowledged in the Master Plan.

The designation of Camp Casey as an Existing Master Planned Resort would also be consistent with the Washington State Growth Management Act (GMA). The GMA contains a specific provision for the designation of Existing Master Planned Resorts in Comprehensive Plans (RCW 36.70A.362), which provides the criteria that must be met for an existing resort to be authorized by a county. These criteria have been incorporated in the Island County's Zoning Code's Existing Master Planned Resorts enabling provisions. As described in detail in the Master Plan, all of the criteria would be met to enable Island County to designate Camp Casey as an Existing Master Planned Resort.

**3.iii) How the change will affect the Development Regulations:**

Specific use provisions and development standards have been incorporated in the Master Plan and would serve as the development regulations for the subject property after the approval of the Master Plan and designation of Camp Casey as an Existing Master Planned Resort.

**3.iv: Explanation of why existing Comprehensive Plan language should be added, modified or deleted:**

The designation of Camp Casey as an Existing Master Planned Resort should be recognized in the Urban Element Designations. This could be accomplished by deleting the last sentence of the first paragraph and replacing it with the following two sentences:

*Camp Casey currently is the only designated Existing Master Planned Resort in Island County. Additional Existing Master-Planned Resorts may be designated only if they meet the criteria and standards set forth in this section.*

**3.v) SEPA Checklist**

A SEPA environmental checklist is included with this application.

**4. Nominations of Species of local importance:**

Not applicable to this application.

**5. Nominations of habitat of local importance:**

Not applicable to this application.

**6. Applications for habitat and species of local importance:**

Not applicable to this application.

**7. Associated professional consultants who may be contacted by the County regarding this application:**

Rolfe Kellor, AICP  
Kellor Associates  
12522 39<sup>th</sup> Avenue NE  
Seattle, WA 98125  
206-362-8079  
rolfekellor@yahoo.com