

**PLANNING COMMISSION  
CAMANO ISLAND SENIOR & COMMUNITY CENTER  
CAMANO ISLAND, WA  
TUESDAY DECEMBER 2, 2008**

	<i>Members Present</i>	<i>Members Absent</i>
<i>District 1</i>	<i>Val Hillers</i>	
	<i>Ray Gabelein</i>	
	<i>Mike Joselyn</i>	
<i>District 2</i>	<i>Terry Reynolds</i>	
		<i>Bill Massey</i>
	<i>Alan Schell</i>	
<i>District 3</i>	<i>Wayne Havens</i>	
	<i>Deb Eidsness</i>	
	<i>Scott Yonkman</i>	

**ROLL CALL**

Scott Yonkman North Whidbey, Val Hillers Central Whidbey, Deb Eidsness Camano Island, Ray Gabelein South Whidbey, Mike Joselyn South Whidbey, Wayne Havens Camano Island, Alan Schell Oak Harbor & Terry Reynolds Oak Harbor

**APPROVAL OF THE MINUTES**

October 28, 2008

*Commissioner Yonkman moved to accept the minutes as written, Commissioner Eidsness seconded, motion carried unanimously.*

**PROPOSED CAMANO GATEWAY ORDINANCE**

Director, Jeff Tate gave the introduction for the draft ordinance. First he provided information about the process of modifying land use regulations. This meeting is a public hearing, the first of two, which provides an opportunity for the community to provide feedback on the proposed ordinance.

The Planning Commission is the body that does most of the outreach, trying to get public input. The Planning Commission consists of 9 volunteer members, eight of whom are present. They are appointed by the Board of Island County Commissioners. Each Commissioner District within Island County has three Planning Commission members representing that District. Under State law all regulations that relate to land use under the States Growth Management Act must go through the process of going to a county Planning Commission. The Planning Commission represents the entire county.

The proposal being discussed only affects one area on Camano Island, but the regulations by State law still go through the countywide Planning Commission. The Planning Commission hears feedback from the community in the form of verbal comment and written comment. Mr. Tate stated it would be his recommendation to hold the public comment period open through the end of the year.

The Planning Commission will be asked to reconvene at the beginning of the year to develop a recommendation for the Board of County Commissioners. It is the Planning Commission's job to hear what staff has to say, to hear what the community has to say and talk among themselves in an open venue in order to develop a recommendation.

It will be the Board's job to decide whether it will be enacted into law or not. State law provides the Board several options; they can accept the Planning Commission's recommendation and enact it, as is into law, if they are satisfied with the Planning Commission's recommendation. The Board can remand it back to the Planning Commission to address a concern the Board might have, asking the Planning Commission to hold another hearing to deliberate on that issue or several issues they feel needs to be addressed. The third option the Board has would be to schedule their own public hearing to get firsthand feedback from the community and then make their own decision. It is important for the community to provide feedback at the Planning Commission level as they might not have another opportunity.

The current proposal was developed through a collaborate effort. Staff worked with approximately 20 members of the community representing a variety of different interest in order to craft something that would be brought to this public hearing. The working group held seven, approximately three hour meetings in order to get to this draft proposal. The group represented a broad spectrum of different interests; several members of the commercial property owners, a couple of architects, several members from CARE, several interested citizens and a member of the Chamber of Commerce. The role staff had in these meetings was to bring different ideas to this group for discussion.

The proposal as written does not change any zoning boundaries. Commercial zoning on individual properties will remain the same. It does propose to modify the way it looks, how big it is, what it looks like and how intense it is.

### **Camano Gateway Zoning Amendments**

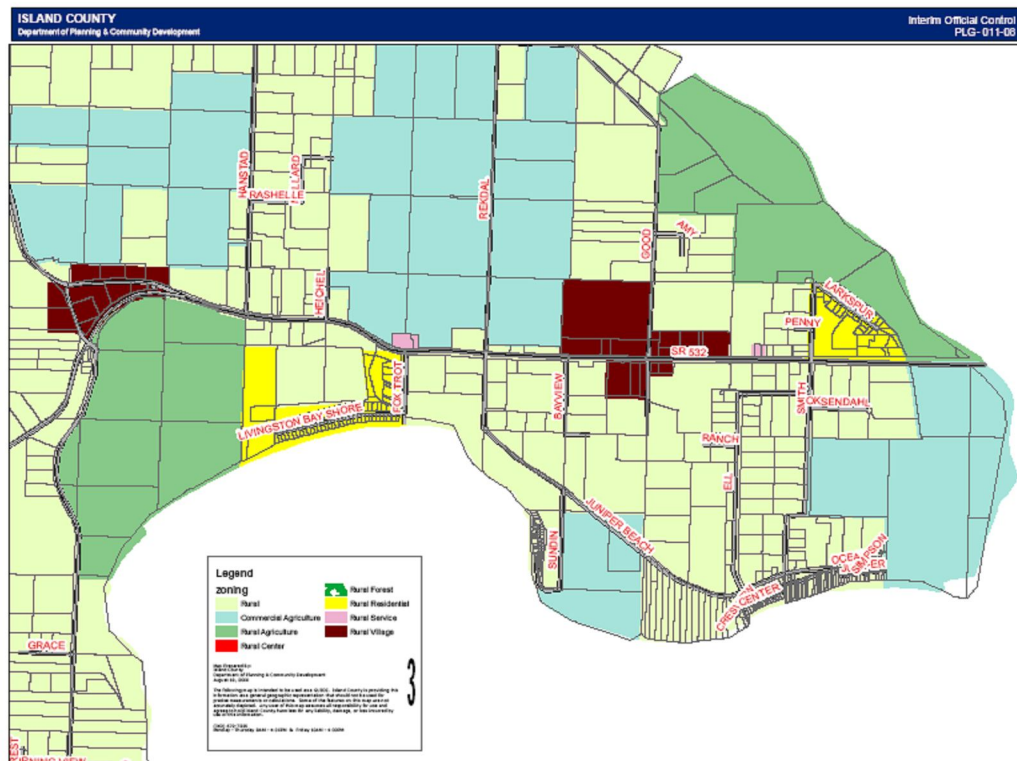
There are three main sets of materials available. The first document titled "Table of Contents"; is an excerpt from the County Comprehensive Land Use Plan. It is a policy document that defines what zones are in the county and established different goals and policies for those different zoning designations.

### **Comprehensive Plan Amendments**

- ***Existing – Rural Village (RV) Zoning Designation***
- ***Proposed New - Camano Gateway Village (CGV) Zoning Designation***
  - **Definition**
  - **Designation Criteria**
  - **Goals**
  - **Policies**

The second document titled “Chapter 17.03, Island County Zoning Code” is also an excerpt, containing the section of Code that is proposed for modification. This section of Code regulates how development occurs.

The third document is a map of the northeast end of Camano Island. The map shows two areas that will be affected by these proposed regulation changes in dark red. These two red areas are currently Rural Village Zoning. Part of what is being proposed is to change the name of these two red areas to the Camano Gateway Village Zone. The goals and policy section of the Camano Gateway Village Zoning establishes a set of goals for the zoning designation and several policies. Those two sections are the framework around which the zoning designation and zoning standards that have been drafted.



### *Camano Gateway Village Zoning Amendments*

- *Specific Uses*
- *Mixed Use Development*
- *Setbacks & Height*
- *Fire Stations*
- *Landscaping & Screening*
- *Parking, Access & Circulation*
- *Signage & Outdoor Lighting*
- *Site Coverage & Setbacks*
- *Overnight Lodging*

Allowed Uses

<u>Permitted Use</u>	<u>Conditional</u>	<u>Prohibited Use</u>
<ul style="list-style-type: none"> <li>• <b>Uses that are allowed through the permitting process</b></li> </ul>	<ul style="list-style-type: none"> <li>• <b>Uses that may be allowed but only after a public review</b></li> <li>• <b>Uses not listed could be permitted through a Zoning Interpretation</b></li> </ul>	<ul style="list-style-type: none"> <li>• <b>Uses that are allowed through the permitting process</b></li> </ul>

**Permitted Uses.** Permitted uses shall not exceed 4,000 square feet of gross floor area processed as a Type I decision pursuant to Chapter 16.19 ICC.

1. Finance, Real Estate and Banking Services;
2. Health Care Services;
3. Veterinary Clinics;
4. Office space;
5. Small Scale Retail Sales and Services such as boutiques, clothing stores, bakery, ice cream shop, food markets, beauty salons, craft stores, and art galleries, except that convenience services such as gas stations, convenience stores, grocery stores and box stores are prohibited;
6. Eating and Drinking Establishments such as restaurants, cafes and coffee shops, except that drive-thru food service is prohibited;
7. Overnight Lodging, not to exceed twenty (20) units per acre;
8. A Mixed-Use development with eight (8) or fewer units where the residential component is located on the second floor or, if it is detached, the residential component is fully integrated into a commercial development where there is a physical and functional connection between the commercial and residential uses;
9. Fire Stations;
10. Government Services;
11. Temporary Uses such as fairs, music events, Christmas tree sales, and outdoor movies;
12. Uses and Structures that are accessory or secondary to a primary Permitted or Conditional Use;
13. Lumberyards.

Under Permitted Uses, the uses shown on the list are allowed through the process of a building permit without the need for the yellow signs to be displayed on the property, it would not require a notice in the paper; it's a straightforward process. There are some different thresholds establish such as in the category of Mixed-Use.

### Mixed Use

- *8 dwelling units or less is processed thru building permit*
- *More than 8 dwelling units is processed as a conditional use*
- *Mixed Use must either have residential units above commercial, or detached but functionally connected*
- *Maximum density of 3 dwelling units per acre*
- *Ability to create lots around the footprint of the residential structures in a mixed use development*
- *Disconnected mixed use developments are not allowed*

The next section, Conditional Uses gets into a public review process, instead of a Building Permit a Site Plan Review would be needed; this does require the yellow signs to be displayed and is noticed in the paper with a two week public comment period. The use needs to be approved in concept before the applicant is allowed to apply for a Building Permit.

### Conditional Uses

1. Any Structure that exceeds 4,000 square feet of Gross Floor Area;
2. Overnight Lodging that exceeds eight (8) units (9 to 20 units is a Type II Decision and 21 to 40 units is a Type III Decision);
3. Retails Sales of outdoor bulk goods such as bark, topsoil, and rock;
4. A Mixed Use development with more than 8 units.

The next page shows Prohibited Uses and most of this section is new with the exception of, *any building greater than 10,000 square feet*, it is already a Prohibited Use.

### Prohibited Uses

1. All uses not expressly permitted by this chapter or through code interpretation pursuant to ICC 17.03.190;
2. Any Building greater than 10,000 square feet of gross floor area, unless other specific regulations govern the use; e.g. Fire Stations and Overnight Lodging;
3. Major Utilities such as sewer treatment plants or power sub-stations;
4. Large Scale Retail Sales and Services such as large department and box stores, warehouse stores, etc.;

5. Wholesale of outdoor bulk goods such as bark, topsoil, and rock;
6. Convenience services such as gas stations, convenience stores, drive-thru food service (not including espresso stands), and grocery stores;
7. Essential Public Facilities (these are defined in the code and include jails, universities, military bases, etc.);
8. Outdoor commercial storage and/or retail sales of trailers, mobile homes, manufactured homes, pre-fabricated structures, recreational vehicles, heavy equipment, automobiles, boats, etc.;
9. Rock and Gravel Pits;
10. Disconnected Mixed Use where there is no physical or functional connection or relationship between the residential use and a commercial use.

These sections, governing uses are the starting point when determining what can be done on a specific piece of property, it provides the basic outline.

The working group discussion included what those different uses should look like. If a certain type of use will be allowed, discussion on what the landscaping, lighting, parking or signage for that particular use should be. All the specific standards for that designation are now part of this proposal.

The next section Designation Criteria talks about lot size, density, and intensity within that zoning designation and the next section discusses Setbacks and Height.

#### **Density & Intensity**

- ***Proposed New Minimum Lot Size: 21,780 square feet (1/2 acre) for commercial development - however residential units that are part of a Mixed Use development may create lot sizes that allow each unit to be on its own separate parcel, e.g. zero lot line.***
- ***Mixed Use development shall not exceed a density of three (3) dwelling units per acre.***
- ***Individual Structures shall not exceed 10,000 square feet of Gross Floor Area, except for Fire Stations and Overnight Lodging.***
- ***Multiple Structures and multiple Permitted and Conditional Uses may be allowed on a single parcel.***

On the issue of density and intensity, which starts on the bottom of page 4, minimum lot size is proposed in this zoning designation, currently no minimum lot size exists. Under the current Code, minimum lot size is based upon health requirements; septic systems control the size of the lots. Septic systems have to be placed on property that is at least 14,500 square feet or larger depending on the type of system.

One of the challenges in the Rural Village Zone is without that minimum lot size a septic system can be placed on another piece of property. This correlates to there not being a minimum lot size. A commercial use could be sited on one piece of property divide it into numerous smaller pieces with the septic system on another property.

The proposed change has a minimum lot size for commercial uses. There is an exception for Mixed-Use development, with commercial and residential elements. It allows the residential units to be located on their own piece of property with what is called zero lot line setbacks. As an example, this would allow an owner with multiple units in a Mixed-Use development with residential units and a retail outlet store which are clustered in one development to sell the residential units without the need for condominiumization. This would allow the residential unit lot size to be drawn around the footprint of the structure.

There is a maximum density, only three dwelling units per acre would be allowed, this in turn provides a safety net for density. The individual structures remain at 10,000 square feet with the addition of a new exception for a Fire Station and Overnight Lodging.

Allowing multiple structures and multiple conditional uses on a single piece of property, from a planning perspective makes sense. These two areas are looked at as one of the only two areas on Camano to allow for commercial development. Commercial land in this county is very scarce, less than 1% of the entire land base is zoned commercial. Therefore more compact commercial development in the areas assigned for commercial development becomes a goal.

### **Setbacks & Height**

#### ***Intended to:***

- ***Create pleasing interior courtyards***
- ***Screen Parking***
- ***Promote innovative technology***
- ***Create varied building heights and design***

Additional parking standards have also been included.

- ***The goal is to screen paved areas.*** It can be accomplished through landscaping and berms or through the use of buildings.
- ***Locate parking on the interior of a lot away from roads and non-commercially zoned lots.*** In order to not have the parking visible to those driving by or from adjacent properties that aren't zoned commercial.
- ***A plan can be approved that utilizes natural features for screening the paved surface area from public roads and adjacent properties that are not zoned for commercial use.***
- ***Topography and landscaping can be utilized to achieve this standard but the form shall be designed to appear natural rather than man-made.***

There is some flexibility in the Code to allow the use of natural features to hide the paved areas instead of only using buildings.

### **Signage & Outdoor Lighting**

There was a fair amount of time spent on signage and lighting for these commercial areas. It resulted in looking at it in two different ways.

#### ***Business Complex vs. Individual Business***

##### **Individual Business**

- ***Only monument and goal post signs***
- ***70 square foot limit overall***
- ***32 square foot limit on any one monument or goal post sign***
- ***12 foot height limit on monument or goal post signs + 3 foot crown***
- ***20 square foot limit on signs that are affixed to the building***
- ***Signs affixed to buildings may not exceed building height by more than 4 feet***
- ***No more than one primary sign on any one public road***
- ***Specific lighting requirements***
- ***Pole signs prohibited***
- ***Upon closure of business – 90 day removal requirement***

##### **Business Complex**

- ***Only monument and goal post signs***
- ***40 square foot limit on signs + 4 square feet per business when advertising more than 5 businesses***
- ***30 square limit on primary sign if there are two monument or goal post signs***
- ***12 foot height limit on monument or goal post signs + 3 foot crown***
- ***20 square foot limit on signs that are affixed to the building***
- ***Signs affixed to buildings may not exceed building height by more than 4 feet***
- ***Specific lighting requirements***
- ***Pole signs prohibited***
- ***Upon closure of business – 90 day removal requirement***

##### **Site Coverage & Setbacks**

- ***Site coverage calculations can be achieved on a lot by lot basis, or on a project scale where coverage ratios are calculated over multiple lots.***
- ***Green Roof***
  - ***Can expand building sq. ft. by 25% when a green roof is incorporated into building (25% applies only to the sq. ft. of green roof)***
- ***Pervious Pavement***
  - ***is not calculated into the impervious surface coverage ratio.***

- ***Open Space***
  - **Open spaces in the CGV zone must be functional community space that offers walkways, courtyards, gardens, benches or other park like features that promote community gathering. Open space must be visible, accessible and functional.**

Mr. Tate stated they had the privilege of having Camano Island Fire District representatives attend the meetings. They have property and an interest in one of the Camano Gateway Village zone. They wanted to make sure they would be able to someday build a headquarters at Terry's Corner. They interacted with the working group and with staff, trying to come up with some standards that would allow them to be able to accomplish this.

They have different specific needs not common to other commercial endeavors. The proposal has some standards that don't apply to anyone else, such as communication towers, training towers and the building size is a little different. There was a general consensus that for something that is essential to the community it might be appropriate to look at some different standards.

#### ***Fire Stations***

- ***Camano Gateway Village Zone is a good place to provide a headquarters***
- ***Allow storage, maintenance, administrative space, emergency housing, meeting rooms, communication towers, training towers***
- ***No minimum lot size***
- ***Building size limit of 20,000 sq. ft.***
- ***Communication towers of 100 ft. allowed***
- ***Training towers of 50 ft. allowed***
- ***Flexibility in site coverage ratios and other standards***

Overnight lodging got a lot of attention and discussion.

#### ***Overnight Lodging***

- ***Processed thru building permit when 8 rooms or fewer***
- ***Processed as Type II conditional use when between 9 and 20 rooms***
- ***Processes as Type III conditional use when more than 20***
- ***Maximum density of 20 rooms per acre***
- ***Maximum size of 40 rooms (would require 2 acres to build a build 40 room facility)***
- ***Design standards – 200 foot setback from roads, sustainable practices, landscape standards, potable water standards, economic development***
- ***Traffic demands are at off-peak hours which is the type of use that should be encouraged on SR 532 until there are transportation improvements***

### Overnight Lodging - Density

- *Maximum residential density in County – 3 dwelling units per acre*
- *1 dwelling unit = 7 hotel rooms (based on septic usage)*
- *3 dwelling units = 21 hotel rooms (rounded down)*
- *Above numbers are based on hotels that perform on site laundry services*
- *Also assumes 0% vacancy*
- *Code prohibits on site laundry facilities – must use delivery service*
- *Hotels rarely achieve 0% vacancy*

Everything listed on page 3 of the Development Regulation hand-out would be allowed under current Code. Overnight lodging is the one exception; it is not something that is allowed under the Rural Village zoning designation. It is an addition. The same is true of Conditional Uses; all those uses are allowed today. What this Code does is establish some thresholds that don't exist in the current Code. When it talks about the type of commercial activity right now it just says retail sales and services it doesn't specify any difference between a boutique or a small shop versus Costco, nothing is stated in between. There is a standard that limits anything above 10,000 square feet so that in essence is a controlling factor. Not many Costco or Wal-Mart's could live with that size. This document establishes what flavor of different type of rural retail services that would be allowed.

Chairman Schell opened the meeting up to public comment.

### PUBLIC COMMENT

**Lawrence Baum** 1285 Journey's End Lane, Camano Island

Mr. Baum stated he was a business owner on the island, a former president of the Chamber of Commerce and a member of the group that worked on this document. He asked the other members of the working group present to stand as he wanted the citizens to see and know who was taking the time to do this work. He wanted to emphasize that they did the best job they could representing many points of view and hoped the crowd would bear that in mind when making constructive criticism.

**David Platter** 75 Lindsay Rd. Camano Island

Stated he was also part of this group and his major concern was that he is one of the largest owners of property at the corridor. His goal was a common sense approach to development. For instance the prohibition against gas stations and convenient stores is a big mistake. There must be anchor tenants in any project to bring people in. They are exactly the types of uses that will succeed there where the independents are likely to fail.

He further stated he would like to address the hotel issue briefly. If you want a forty room hotel like you would see if you were hunting in Montana then that is what you would get. If you want the real deal with work out rooms, the indoor gym you need to go with a franchise like Best Western. Most of the big franchises have strict criteria; their minimum

room size is 50 units. He stated he would like to hand the Planning commission an example of what a two story forty-nine unit structure would look like. It provides all the amenities. The main thing to consider and remember if a project doesn't make economic sense it won't get financed. If it doesn't get finance it won't be built. If you make development and conditions as difficult as possible no-one will build anything. It is already very difficult and so expensive to build anything on Camano Island the quality of the projects will go down hill. Again he asked everyone to keep in mind the most important thing is economic viability

**Larry Miller** 843 Michael Way, Camano Island

Stated he would like to have clarification of Permitted Uses # 6, eating and drinking establishment. What is the definition of a drinking establishment and does that include alcoholic beverages?

Jeff Tate replied it does include alcohol; it is a current allowed use and these amendments do not change that.

Mr. Miller asked if the impact upon safety and traffic accident potential was considered.

Mr. Tate replied that those issues were currently dealt with through the permitting process. When an application is made, that is when conditions are developed around that type of use.

Chairman Schell stated this was a public hearing and if it is opened up to questions and answers it turns into a far different type of meeting. If Mr. Miller would like to make a statement at the microphone he may do so; the Planning Department always answers the questions people raise prior to a final decisions, but as far as this public hearing is concerned he needed to direct the hearing back to its' appropriate format.

**Chuck Schufreider** 969 N. Sunset, Camano Island

Thanked the Commission for coming over to Camano to listen to what they have to say. He stated he also was a member of the working group and his big concern was a big hotel, he doesn't feel this is the place for it. If there was going to be a hotel in this area there would have been one on exit 212. There probably would have been one in Stanwood if there was a need for it in the rural area. There are places on the island where a hotel is able to be put and he just doesn't think this area along SR 532 is the place to have it.

**Pat Churchill** 204 N. 24<sup>th</sup>, Mount Vernon

Ms. Churchill stated she owns the property across from the Information Center at Terry's Corner. She has been in favor of a motel for a long time and thinks it is needed. She further stated she would provide a written comment before the end of the year.

**Robin Taylor**, 535 N. Waugh, Mount Vernon

Mr. Taylor stated he too was concerned about a few of these items, but felt most of the items just needed a little fine tuning. He expressed his thanks for the working group,

stating he felt there was crazy stuff coming up through this moratorium. He applauds and appreciated those who worked on that committee. He further stated he still felt there were some things that were a bit bizarre, why would you not want to have convenient services convenient to you. Driving all the way to Stanwood for gas did not make sense to him and felt it was foolish not to have usable and convenient stores and services. He noted that whoever sat on the committee made sure their espresso stand wouldn't be eliminated. He can't get his Kentucky Fried Chicken but they can pick up their lattes.

He noticed the screening idea is really good, but feels the same standards required for commercial should be required of residential. Then if someone built an ugly house next to his he wouldn't have to look at it. None of this is applied to residential.

This economy is crashing; the real estate values are crashing 3,400 people at WAMU just lost their jobs today. The hotel has to have a plan so the employees leave at the right hours it also has to have an educational program and he can't figure out what that one does. The hotel if it is ever built is not one he would want to use, with water reduction showers that spray a fog instead of real water. It also has to show how it's going to reduce its' water usage by 20% more than other hotels. It has to do a geological study on the aquifer and then it has to have an offsite laundry.

Mr. Taylor ended by once again thanking the group for improving this document. He felt it was a vast improvement over what the moratorium was.

**Bruce Hawthorne** 909 State Highway 532, Camano Island

Mr. Hawthorne stated he and his wife owned Camano Marine and he was on the gateway committee and would like to have everyone whether they are pro growth anti growth pro commercial or anti commercial to consider that most of the folks at this hearing live on Camano Island and pay property taxes. The more businesses there are on the island, the less taxes in general those in the room will have to pay. Businesses contribute to the economy and to the tax base.

**Allison Warner** 14315 150<sup>th</sup> St. N.E., Arlington

Provided a written statement to the Commission, stating she was a member Camano Action for a Rural Environment. She stated she was pleased to have been a part of the committee to work with business owners and citizens of Camano. Their members are very protective of the island and very much in love with their island and particularly the 532 corridor. There were two major issues which seemed to be the focus of the committee, the commercial viability and traffic management and safety. These two issues seem to be unique to Camano and this corridor. From their prospective all of the major issues except one were resolved with this draft proposal.

The major concern with the existing Rural Village zoning had to do with intensity, the types of uses and density. She stated her written submission provided some historical research they had done with the 1998 Comprehensive Plan and the formation of that Plan. A problem with the zoning was that it deferred to the County Health Department as Mr.

Tate explained for lot size. The result of that deferral combined with Mixed-Use and residential units ended up exceeding the densities.

Ms. Warner stated the major issue they have now is that they don't feel a hotel is a commercially viable and should be deferred until the second dovetail process. They also feel there are problems with the sea water intrusion in this area and that this really needs to be looked at before it is allowed.

Chairman Schell stated the Commission reads email and encourages the audience to send emails to the Planning Commission.

**Joan Schrammeck** 1067 Scenic Ave., Camano – also with CARE

Asked the audience to raise their hands if they agreed with the following statements:

1. Do you agree with the whole idea of creating a zone at the Camano Gateway
2. If you are pleased with the notion of no gas stations and convenience stores on 532.
3. If you agree with the idea of prohibiting big box stores and structures over 10,000 square feet
4. If you agree with the prohibition on drive through fast food restaurants
5. If you are concerned about sea water intrusion along 532
6. If you are in support of changing the minimum lot size to ½ acre
7. If like the idea of hotels or overnight lodging of up to forty rooms
8. If you like the idea of a smaller hotel, twenty rooms or so
9. What about eight rooms

Ms. Schrammeck asked the audience to please come up to the microphone to state their own input for the Planning Commission.

**Jane Cassidy** 986 Terry Heights Lane

Thanked all of the hard work of those who participated in putting together this document, stating she thought it came together really nicely. A lot of effort was put into landscaping and visual character. She then read from the document, "... the standards are intended as general guidelines to ensure that a proposal is visually compatible with adjacent uses. The purpose of these guidelines is to protect and enhance Rural Character." She then stated she was going to talk about the elephant in the room that nobody has spoken of.

In the Prohibited Uses #3 – prohibited were major utilities such as sewer treatment plants, everyone looking at the map can say pretty much with confidence that none of these parcels have quality drainage that can support the type of development being talked about. Stating that she knew they weren't supposed to talk about Off Site Septic, the reality is the development will be landscaped, but she lives adjacent to the eight acres clear cut three years ago which now has slash piles and is purposed to have the 5 million gallon sewage from TR Camano. She would like to encourage people to think about where the sewage is going to go and would like to have the same landscaping requirements on those receiving lots. She lives in a rural neighborhood with families where everyone mows their yards. They are now next to slash piles with blackberries

taking over the road where the community has to cut them down. The drainage ditch was collapsed and damaged when the clear cutting was done. When discussing screening of parked cars at a restaurant, please also think about requiring the developers to maintain parcels where the effluent is being pumped to at least mow the lawn on a long term agreement. For the record she did not think a Best Western was the best idea

**Kurt Niemeyer** 1048 Harstad Rd., Camano

He stated he is a pastor of a church in the community and recently looked into renting a facility in the Rural Village zone and was told that churches are zoned out of that zone. He wondered why churches would be zoned out of any area, placing a substantial burden on a small church trying to start up. He said it went against his first amendment rights, freedom of religion and it might be constitutionally illegal. He asked the Commission to consider that it is hurting the small churches as there are vacant buildings now in the Rural Village zone they could make use of, if they were not a Prohibited Use.

As this process moves forward he asked that churches be added maybe with cultural centers that are allowed and large groupings. There are large groupings of people that are allowed to get together and drink spirits so he would like to get together around a different Spirit.

**Carolyn Ehret** 982 High Rd., Camano

Stated she wanted to speak about overnight lodging. Thinking about what it would look like; would it look like a shingled rural cottage or would it be a lodge style building with timber frame or would it be franchise type hotel with flashing signs. She stated she thinks the floodgates should not be opened on this.

**Tammy Finn** 1447 Arrowhead Rd. Camano

Stated she is a member of CARE and wanted to state for the record that CARE is not against development, they just want smart growth on the island. They feel a country inn is more compatible with Camano Island .Country inns are allow now, up to forty rooms on larger parcels and can be sighted in a location nearby along the corridor. The main different is that the intensity of development is lower to the larger acre requirement. She stated that CARE could live with something on a smaller scale.

One recommendation CARE would like to make is that provisions pertaining to density be adopted for all the other RV zone areas in order to correct density to a rural density.

**Val Schrader** Arrowhead Dr., Camano

Stated when the Comprehensive Plan in 1998 was done, it was with the idea that Stanwood was considered Camano's Urban Growth area. Thinking about the aquifer and the unknown water source, with salt water intrusion already an issue, she thinks when deciding on things it helps to remember that Stanwood is their Urban Growth Area, which eliminates the need for hotels and some of the things that would be high density and intensity on Camano.

Chairman Schell reminded the audience there will be another meeting on the 17<sup>th</sup> and closed the public hearing. He asked even those who spoke to email their concerns to the email address provided. It helps to be able to review the comments in writing. He stated the Planning Commission is very diligent about addressing each of the comments and concerns when they are going through deliberations.

Meeting adjourned at 6:45 p.m.

Respectfully submitted,

Paula Bradshaw  
Administrative Assistant