of subject agreement has been placed in the mail to the Planning Department.

CONDITIONAL USE PERMIT CUP 1884 CAMANO CHAPEL, INC.

Dan Farber, Island County Planning Department, representing the Findings and Recommendation of the Hearing Examiner in the case of CUP 1884 by the Camano Chapel, Inc., presented same to the Board for consideration at 2:00 p.m. In summary, Mr. Farber provided the following background information, referring to the Findings and Recommendation, public hearing having been held on 18 October 1984, with the Examiner's decision issued on 1 November 1984:

> Request is for construction of a 70' x 100' educational building at an existing church, located at 867 S. West Camano Drive, Camano Island, on the site of the present church facility, in order to provide space for Sunday school activities.
>
> The property is zoned Residential, and churches are allowed as conditional uses. The site is approximately 2 acres in size and is presently developed with the church building, containing office space and classrooms. A large multipurpose building used for recreation/assembly purposes is located on the eastern portion, with access driveway from West Camano Drive near the southern property line: parking areas are located on the north and west.
>
> Land uses in the area are predominately scattered single family residential; to the west of West Camano Drive is more developed and is platted into urban sized lots, and the area to the east is forested and is zoned Rural.
>
> Proposed building is 2-story, and will contain space for 12 classrooms, intended to be used primarily for Sunday School activities; there will be no daily classes for children. Water will be provided by the Camano Co-op Water System, and on-site sewage disposal system will be used.
>
> The Island County Health Department reviewed the proposed conditions concerning the water supply, and the County Engineer reviewed the project, indicating no objections to conditions as proposed pertaining to drainage, water supply and access; the Planning Department recommended the approval, subject to conditions.

Conclusions

> The site lies within an area designated Residential on the Optimal Land Use Map, and the area is shown as a potential urban growth area. Zoning of the property is Residential and is consistent with the Comprehensive Plan; the church is allowed as a conditional use in the Residential District.
>
> There are no specific policies in the Comprehensive Plan addressing churches, but the Housing and Residential Development Element includes a policy that neighborhoods and rural residential areas should be protected from any land use which is incompatible with quality residential use. The location of the proposed new building is located furthest from adjacent residential properties, and the area to the east is presently forested and zoned for Rural uses, which tends to minimize potential conflicts with residential uses. Conditions should be imposed to insure that adequate landscape buffers are established between the church and adjacent residential areas.
>
> A Declaration of Non-Significance was prepared by the Responsible Official pursuant to SEPA.

Recommendation

> Approval, subject to the following conditions:

1. Substantial compliance with plans submitted as part of this application.
2. Construction of the educational building shall be started within two years of the date of approval of this permit.
3. A landscaping plan shall be submitted to the Planning Department for review and approval prior to issuance of a building permit.
4. Compliance with the conditions of the County Engineer as listed in the letter to the Planning Director dated October 5, 1984.
5. Compliance with the requirements of the County Health Department.

Mr. Farber displayed, through the use of an overhead projector, the location of the proposal, as well as the site plan. Bill Kintner, representing the Camano Chapel was present in support of the Application. Commissioner Dunlop pointed out that the Chapel was a very growing organization and was in need of the additional space. A major point was addressed by the Commissioner, that being the fact that the Camano Cooperative Water System is probably the best qualified system on Camano Island to allow additional water for an organization such as that proposed.

Commissioner Dunlop moved the approval of CUP 1884, subject to the conditions of approval as recommended by the Island County Hearing Examiner as outlined by Mr. Farber today. Motion, seconded by Commissioner Bostrom, carried unanimously.

CONDITIONAL USE PERMIT CUP 1984, S.P.A.R.C./JOAN MARTIN

The second Conditional Use Permit application presented to the Board for consideration this date by Mr. Farber pertaining to Application Number CUP 1984 by Joan Martin, Executive Director, S.P.A.R.C. Ms. Martin, along with Jackie Henderson, Coordinator, Developmental Disabilities Department, and Mr. Miles (Pat) Walsh, S.P.A.R.C. Board Member, were present to take part in the discussion and consideration of this application.

Mr. Farber described the application as being for the purpose to construct an educational facility for disabled children, located on a site on the east side of Heller Road, north of Crosby Road, Oak Harbor area, on property owned by Island County, now housing a sheltered workshop for the handicapped (under CUP 1277, TENNEX). The property is zoned Rural, and educational facilities are permitted by conditional use permit.

Further supplying information to the Board from the Hearing Examiner's Findings and Recommendations, decision having been issued on 1 November 1984 after public hearing held on 18 October 1984, Mr. Farber provided the following summarization:

> The site is partially wooded, with TENNEX occupying the southern 1/3 of the parcel; there is a slight to moderate downward slope to the southwest and northwest from the central portion of the proposed development center. Surrounding area is largely undeveloped with adjacent property on both sides of Heller Road being wooded. There are scattered residences along Heller Road to the south of Crosby Road, and a school east of Heller Road; more intense residential developments are located to the west and east along Crosby Road.
>
> The applicant proposes to construct the facility on the northern portion of the site with access to be through the existing Tennex development. A parking area with space for 20 vehicles is located in front of the building. The building will be 2744 square feet and will utilize manufactured units.
>
> The activity space will use a plastic covered steel frame greenhouse. The building will contain two classrooms with storage, reception area, office, conference room and parent's room. The building is designed to provide space for educational