Commercial or Industrial, i.e. Institutional use is a sub-set of NR but does not necessarily fit commercial or industrial.

Mr. Vincent commented to note that the Planning Commission did not change the term "RAIDs" but had asked Mr. King come up with some recommendations.

Mr. Dearborn noted RAIDs are a Euclidean type designation, a geographic area characterized by existing growth with some expansion potential. Refer to the second page, where the performance question becomes more important.

Mr. King noted the exceptions: lines #1-3 "The intensification of development on lots containing, or new development of, small-scale recreational or tourist uses, including commercial facilities to serve those recreational or tourist uses." and Lines #8-11 "The intensification of development on lots containing isolated nonresidential uses or new development of isolated cottage industries and isolated small-scale businesses that are not principally designed to serve the existing and projected rural population and nonresidential uses, but do provide job opportunities for rural residents." [A hand crafted furniture business, guitar maker, mail order catalog operation, software producer, smokehouse]

Chairman Shelton asked if someone who operates a bed & breakfast and are interested in having weddings at the B&B, would that be an isolated non residential use or new development of isolated cottage industries?

Mr. Dearborn stated that it is here because it interrelates and everyone should be thinking about it when discussing NR RAIDS because there is an additional opportunity here to address uses. On page 2, top, are categories that do not fit the RAID. There could be language that would describe and list exceptions in the regulatory code what small scale recreational or tourist uses and how they will be handled. As far as the concept of NR Floating zones and tightening up for acceptability to the Hearings Boards, that would be by use of protective measures. Non-Residential areas will be a geographical area that will be defined; the County has an opportunity to allow something that has been allowed historically, although may be more narrowly.

Referencing line 8, page 2, "The intensification of development on lots containing isolated...", Commissioner McDowell questioned "on lots" - if a lot is not built upon yet that can't be intensified or developed?

Mr. Dearborn answered that was the way it read [the logic of that is if you own 3 lots you may be able to do a larger project than you could have done had you owned only one lot and already developed it]. Nichols Brothers he did not think would fit in this category, sub iii because even though exist, they are not a cottage industry, rather a major business.

Rufus Rose suggested as a "word check" item, change lots to parcels - in the real estate business there is a general understanding that a lot is a subdivision piece Mr. Moore explained this to be language out of GMA, and Mr. Dearborn noted that the County's code defines parcel as a lot.

Mr. Dearborn explained that the use in GMA of "lots" was not intended to distinguish in any way between existing land ownership regardless of whether called lots, parcels or tracts. A RAID could be, for example, created for Nichols Brothers. A RAID is a geographical area you can add expansion area to, for commercial, residential, mixed uses, industrial. A business today by itself surrounded by AG or RR in a resource industry who has maxed out on property and want to expand on an adjacent lot but not in a UGA, that would clearly be in the sub iii category. He Mr. Dearborn cautioned about not creating a UGA out of a RAID, a RAID cannot be used like a UGA.

Vince Moore added that this would be subject to item iv page 2, line #14: "A county shall adopt measures to minimize and contain the existing areas of uses of more intensive rural development, as appropriate, authorized under this subsection." A RAID boundary can be expanded but would have to be explained/justified to the GM Hearings Board.

Mr. Dearborn's advice is that on a RAID either residential or non residential once boundaries are set, not to come back to those every year and make changes in them. A RAID is an exception, a way of recognizing what is there and make common sense out of it. If a mistake has been made, there is an ability to correct that mistake. On sub iii, hypothetical example of Soundview Shopper gas station/mini market, that is a use the County can permit; this was intended where those non residential uses, not large scale, industrial but clearly the kind creating jobs in the rural areas - not major industrial development. On second thought, with respect to the example of Nichols Brothers, he may have misspoke when he said he did not think Nichols brothers fit this category . In order to decide whether Nichols Brothers fit this category or not, would have to look at the major industrial development definition in GMA and ask the question "are they better classified as a major industrial development or not" and if not then would probably fit in this category. Any non-residential use that is serving the rural area by GM Hearings Board rule is a use that can be allowed. There is no GMHB decision that says you cannot create those new businesses, for example another gas station, but the County has to deal with protective measures.

Mrs. Pringle gave an example: two areas such as Ledgewood and Teronda West, that area in-between abutting the highway could conceivably include a gas station and mini mart to serve those RAIDs.

Mr. Moore thought that for those two communities there could be multiple uses on that area in-between - i.e. low-income housing, small food store or a restaurant to serve those particular residents.

Chairman Shelton did not want the County to create a Plan that would allow gas stations up and down the highway, however. In the example of Ledgewood and Teronda West and that area in-between, that may qualify as a residential area of more intensive development but he was not interested in creating some non-residential zones. In the North Whidbey area, for example, Soundview Shopper, he would certainly want to make sure they have the ability to exist and if needed, to expand, but other than that he is not interested in create stores to serve those limited areas. Those are close enough, i.e. Polnell Point and Mariner's Cove another example, to the UGA of Oak Harbor. He is not interested in taking urban services to the people; new gas stations and mini-marts are urban services. As far as Greenbank, he is very interested in preserving and possibly when RAID drawn around Greenbank to provide for reasonable expansion in that area because non-residential exists there.

Ann Pringle brought up the potential of seeing such things as a small farmhouse style restaurant in such areas . Chairman Shelton remembered Peacock Inn at the corner of Double Bluff and Millman Road, which to him is a cottage industry.

This, according to Mr. Dearborn, is what sub ii aims to allow, but if so, that does not mean you can allow an expansion unrelated to that on the next property beside it. This relates to standards and protective measures - the more measures you can think of to protect rural character the more flexibility you ought to have on uses. Must define what fits in those categories; cottage industry and small-scale business and small-scale recreation and tourist use are terms without definition.

Chairman Shelton observed that many people argue that even though Bayview generally is thought of as a commercial development, that close by in either direction, is substantial residential developments and why exclude Bayview.

Mr. Rose thought Bayview had more capability than Freeland or Clinton. As far as what distinguishes Bayview from some other non residential RAID, as Chairman Shelton noted, is there is an established non residential service center in Bayview that very clearly serves surrounding residential development - has water system [Vistaire], major industry - telephone company, and in many ways is the geographic center of South Whidbey.

As far as when to identify those areas and bring those into the Plan, discussion now is on criteria and Mr. Dearborn indicated staff would do a draft map but not figured out from