

Council votes against changing Blades mis-zone

Town officials may find themselves with another unwanted day in court, this time over Tuesday's Council decision that turned down Gerald and Donna Blades' request that their property behind LaConner Station be rezoned commercial.

"Our next step," Donna Blades said following the 3-1 vote against them, "is to go to a lawyer."

Council members Vince Sellen, Tony Morefield, and Judy Zimmerman chose to override a Planning Commission recommendation that the property's use be changed from Residential to Commercial.

Councilman David Alvord alone sided with the Blades, who have contended that the property has long been used commercially, many years before it was mis-zoned residential when LaConner adopted zoning in 1969. The presence of a commercial building, fuel storage tanks, and the recollections of previous owners support their claims.

Councilman Sellen noted, however, that voters said in the last election that they are against any encroachment on residential areas by commercial uses, and that he feels the Council's vote was consistent with that wish.

The Council vote means the Blades can continue to use the property in the manner that it has been traditionally used, but not use it in some other commercial

manner. The Blades would like to remove the unused fuel storage tanks and turn the property they occupy into parking for patrons of businesses in their LaConner Station complex.

But how the Blades' property has been used through the decades apparently doesn't impress everyone.

PC member John Stephens, who was appointed to the commission after the recommendation in favor of the Blades, spoke out Tuesday evening in favor of homeowners' rights.

"If you invest in a home where you want to raise a family, you want to know that business won't be encroaching on your home and family life," Stephens said.

His feelings were echoed by former Planning Commission chairwoman Linda Talman, who lives about a block east on Center Street from the Blades' property. Board of Adjustment member Glen Hanes, and resident Jim Guest (in a letter) also took issue with what has come to be called "commercial creep" in residential neighborhoods.

The Blades don't regard their request as creep. They have pictures that show the varied commercial uses of the property through the years, along with pictures of residences in Commercial areas — including one across the street from their LaConner Station.

"May I ask if anybody can tell us what to do with those fuel tanks?" Donna asked. "I'd like to see who would build a house there," she added referring to the property that would be vacated if the tanks are removed.

At one time it was rumored that the Blades have vowed to leave the "grandfathered" tanks stand until

they become rusty eyesores if the town will not rezone the property so they can use it for more important commercial purposes.

The Blades' controversy highlighted a public discussion on the town's proposed new comprehensive plan, which the Council adopted Tuesday evening and expects to see in ordinance

form by its July 22 meeting. By and large Council members stuck with PC recommendations on land use matters, including the designation of Dick Holt's Maple Avenue barbershop property as Commercial.

The Council, however, opted not to change the residential land use area near Moore-Clark to Industrial

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Vol. 11, No. 18

LaConner, Washington

July 9, 1986

PC says wearable signs illegal

Unemployment here may be on the rise if Town officials find two businesses failed to comply with LaConner's sign ordinance.

Such a ruling could cost Tim Hattling and Eron Berg their jobs. Tim's 13, Eron 11. They pound the pavement as, in the words of Planning Commission chairman Ron

To the boys, it's a labor of love. They like their work. They pass out coupons to strollers on First Street and use the signs on their backs to advertize the two businesses, both of which are off the beaten path, so to speak.

Larry's Smokehouse is in the Pier 7 building. Barkley's is at the

opinion that the Hope Island signs were becoming a disservice to the

(Continued on Page 2)



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NEW CONDOS - The town's comprehensive plan says these unused fuel storage tanks are sitting on residential property, and that Jerry and Donna Blades of LaConner Station can't use the property commercially if they remove the tanks. The Blades were stumped at first on how best to use the land, then they got an idea. Why not make a few cosmetic repairs and convert the tanks to exquisite town houses! The penthouse on top should rent for plenty—it has a breathtaking view of LaConner Station's storage area—and on a clear day one can see in the windows of the Talman residence a block and a half to the east. It's even better with field glasses. "We won't rent to anyone who smokes," Donna said. "We don't want to violate the comprehensive plan by turning the neighborhood into a deep hole." Empty fuel tanks can be deadly.

Answers sought to zoning puzzlement

by Mike Coslor

In the controversy surrounding the change in land use designation requested by Gerald and Donna Blades (the request was denied by the Town Council July 8 when it adopted a new Comprehensive Plan for LaConner), an attempt to turn up information about why the property was designated by halves leaves more significant questions than answers.

The mists of time have already swallowed up possibilities of pinpointing the exact reasons the Town Planning Commission designated the property half residential and half commercial back in 1977, at a time when it all was being used commercially. However, a look at records, news stories, and current local opinion, seems to illustrate a general concern by planners and others for not allowing the property to become conducive to commercial encroachment upon residential neighborhoods. Because the north half of the property fronts on Center Street, they apparently reasoned, it could be the opening wedge for the rest of that street to go commercial if its current use (at that time) were given official sanction.

A look at the Comprehensive Plan Map drawn by the Planning Commission in 1977 shows the back half of the property designated for Medium Density Residential, with the front half facing Morris changed to commercial. Up until that year, planners had designated the entire property as Medium Density Residential on the Comp Plan and zoned it residential since 1969 when the Town's Comprehensive Use Plan was first adopted. That in spite of the fact that all of the property had been used commercially as far back as anyone could remember.

Morris Street was mentioned in a memo dated April 21, 1977 and directed "To: LaConner Citizens' Advisory Committee. From: Steve Harvey and Gene Adams, Skagit Regional Planning Council." The subject was an unrecorded agenda to be considered by the committee. It stated that "A zone should be established generally paralleling Morris Street which sets standards for commercial development to insure that such development is comparable with residential uses."

Dennis Strong, a member of the Planning Commission that first colored a Comprehensive Land Use map recalls the basic

mood of the Planning Commission in '69.

"It was the assumption that the area would go commercial," he says. "It was really a practice of spot zoning...there was no master plan. Now, the town is confronted with a whole series of strategic choices...they've got the development on Maple, they've got Morris Street, they've got First, the Marina --- there's clearly the potential for the town being torn apart. Not to mention shopping centers outside of town. So they've got these strategic questions now, trying to maintain some kind of integrity. There wasn't that tone about it at all (in 1969). Land speculation was still pretty slow then, there wasn't that pressure. It was a matter of serving the needs of the residents, not encroaching. There was an assumption that the commercial corridor would be along Morris, that the whole block would be taken up. We were concerned to permit the residents to do what

they wanted and an opportunity to comment upon any forced intrusion of any force from outside --- and now the lines are blurred or non-existent. (Commercial use of residential-zoned property) seems to fit the definition of illegal usage, arbitrary and capricious."

In '77 Planning Commission members apparently recognized that the map had to be changed, at least on Morris, to put it in compliance with the property's established usage, so the half-and-half rezone was laid down as sort of a compromise that would allow for commercial zoning along the Morris Street frontage and at the same time prevent business from spilling into the residential neighborhood on the north.

In an article entitled "Planners get new lumps at hearing", dated June 15, 1977, the CTP described a public meeting called by the

(Continued on Page 6)

Skiffingtons are preparin

by Bill Reynolds

He's been as close as possible to being all things to all men. During five years in LaConner Jon Skiffington has washed dishes, driven school bus, worked as a swimming pool guard, and labored in a sawmill.

Yet his true legacy has been that of a trusted counselor and friend.

For the former Air Force survival skills instructor, a week ago Sunday was a time to draw both upon those skills and friends. The West Valley Assembly of God pastor somehow survived what he calls his toughest sermon, the one in which he told church members he and his family are leaving.

"We've taken the church to a certain point and now it's time someone else takes it from there," says Rev. Skiffington, who along with wife Renee and their three children have become fixtures on both sides of the Channel.

"We feel our gift is in starting churches," he explains, "and now's the time for us to do that again. It gets kinda tough because over the course of five years you develop some pretty close friendships. But our goal when we first came was to start a church and help it develop."

The Skiffingtons certainly did that. When they came to LaConner they took residence in a one-room apartment in the Landlubber Building on Maple Avenue.

They were then a family of four with visions of building a congregation.

It all began one August, Sunday



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Answers sought . . . (Continued from Page 1)

Town Council to consider views from the public about the new map that had been prepared outlining how the town should grow in the future. It was noted in the account that tempers flared often in the "exchange that resulted when some of the full house of people objected to portions of the plan."

The news story went on, "The evening's second big bone of contention on the map was a suggestion that the zoning on Morris Street be changed from its present commercial designation to a new classification that would be called "limited commercial". That restriction, Planning Commission Chairman Mary Lam explained, is necessary if the combined use of the street as residential and commercial is to be maintained. The commission, she said, was concerned that the whole street will become a commercial strip. "The ensuing discussion included the comment from store owner Wes

Musselman that in the entire length of the street on his side there are only about three (editor's note: there are six) residences. The rest is business already. Channel Town Press publisher and property owner Alan Pentz voiced the opinion that down-zoning the property would lessen its value, and since the street is as valid a business area as First Street it should not have any more restrictions placed on it than that street.

Port manager Anderson noted that a street that is only about four blocks long could hardly ever become a strip of the nature that aroused the commission's concern."

A member of the 1986 Planning Commission, Ron Shrigley recalls the era, and sums up what he feels should be the direction for the concerned parties to take now.

"When the town was zoned in the mid-70's", he said, "the zoning people made the line between Commercial and Residential right down that alley (?) that divides Morris Street with the street behind it, and the back of Blades' had always been (used as) commercial."

"Many people in the neighborhood felt it had increased its value, people were fixing up their homes, and land values had greatly increased. They felt that the commercial zoning now was not correct and that it should remain residential."

"The problem here is that there is a solution, and it's not being tapped into," Shrigley added. "A lot of people are getting upset; if the parties involved would sit down, I think they could probably resolve it without having to go to litigation. The Blades have always wished to have a parking lot. A Conditional Use Permit in a residential area will permit a parking area. Both parties would be satisfied. Blades would get a parking lot, and residents in the area would not have to worry about a major commercial building going in there --- or having to look at rusting fuel tanks. No one has really pulled the two elements together."

"All of the elements are there for a solution. I'm hoping that the people involved will sit down --- there is an opportunity to talk solutions, rather than threats."

Yet another solution would be for the town to leave the designation on the Comp Plan as residential, but zone it commercial on the Zoning Map. It wouldn't be the first instance where the Comp Plan and the Zoning Map didn't agree. Comp Plans are generally regarded as guidelines for how the town should develop, while Zoning Maps are more prone to take into account the established usage of property --- even if it is mislocated in the scheme of things as proposed by the Comp Plan.

The battle of the Zoning Map is the next big event facing the Planning Commission and Town Council.

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Blades ready to try again on rezoning of back lots

Gerald and Donna Blades are taking their case to the people.

The LaConner Station owners, who said they'd see a lawyer after the Town Council turned down a July rezone bid, will make their next pitch November 17 during a Planning Commission public hearing.

And, as promised, they've called their attorney out of the bullpen to hurl a few zingers at those who may strike out against a second Planning Commission rezone endorsement.

The Blades' are asking that zoning for their property behind LaConner Station be changed from residential to commercial. The area, a collection of old trucks, unused fuel tanks, and reedy grass, was tabbed for a rezone in 1985 by the Planning Commission, the makeup of which has since changed markedly.

Council members, by a 3-1 vote, elected not to go with that PC recommendation. Councilman Vince Sellen said at the time that residents don't favor "commercial encroachment" in residential areas.

Only Councilman David Alvord sided with the Blades', who contend that regardless of zoning the property has always been used commercially.

The Council vote has meant the Blades' may not use the property for new commercial ventures. The couple has plans to remove the tall fuel tanks and provide additional parking on the site for LaConner Station patrons.

But that can't be done without a rezone.

Which could be tough given the Council's posture and shuffled Planning Commission lineup.

(Continued on Page 4)

• Letter •

Dear Editor,
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opportunity to thank everyone who donated items and/or their time to make our rummage sale last weekend a success.

We raised approximately \$440 which will be used to help finance our trip to Denmark in January as foreign exchange students.

We would also like to thank those of you who purchased items and the following merchants for their generous donations of merchandise for the sale. Nostalgia; Brassy's; the Wood Merchant; Viking Imports; Christmas Year 'Round; Town Clothier; and

Heartbeat Music Store.

We have several fundraising projects planned over the next few weeks and hope, with your help, that they will be just as successful in helping us reach our goal.

Twelve "Happy"
LaConner High Students

Blades win . . .

(Continued from Page 1)
was read into the record.

Former Planning Commission members Doug Caldart and Bev Everton did attend and asked the present PC to recommend a Council rezone.

"There's never been a time that anyone's had a residence on that property," said Everton, whose view was taken one step further by Caldart.

"I can't imagine anyone wanting to build homes on those lots," said the realtor and former PC chairman. "Those lots butt against a commercial area. I believe the people who own the property are entitled to fair use of that property."

Fairness was the issue Angevine grasped, careful not to cast blame on any of the parties involved.

"Everyone in this was acting innocently probably because the property has always been used commercially," Angevine said. "The classification of this property in the comprehensive plan and zoning map is certainly inconsistent with its historic use. And it's certainly inconsistent with what the previous owners thought they had, with what the Blades' thought they were buying, and with what the appraiser thought he was appraising."

Previous rezone opposition has focused on some nearby residents' fears that their neighborhood would be negatively impacted by such a move.

But that wasn't the feeling Monday, based on Angevine's presentation.

"He sure sold me," said Commissioner Bo Miller, who along with colleagues Grace Park, Carroll Anderson, and Jim Smith voted in favor of the rezone recommendation.

Commissioner John Stephens, who had attended a meeting in Seattle, arrived after the voting.

The Blades' are now counting on Angevine, a former Skagit County Prosecutor, to make an even stronger pitch to the Council to convince members to reverse themselves on the rezone question.

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Council finds new reason to delay Blades on zoning

While Gerald and Donna Blades want their property behind LaConner Station in a commercial zone, their efforts to get that done have temporarily landed in the O-zone.

LaConner's Town Council Monday postponed further action on the Blades' rezone request when it was learned Town Planner Gary Gidley's report on the property mistakenly placed it inside LaConner's Historic Preservation District.

It isn't. Only the commercial half of the Blades' property rests inside the HPD, a fact unbeknownst Planning Commissioners when they recommended approval of the rezone earlier this month.

Commissioner Bo Miller told Council members Monday he voted in favor of the rezone since he assumed projects planned for the property would fall under preservation guidelines.

The Blades' and their attorney, Earl Angevine, have

made a contract rezone offer, under which they would use the property as if it were indeed inside the HPD.

The Council, however, has asked for more time. And a December 8 public hearing on the matter.

The property has been a source of controversy for months. Twice the Planning Commission has recommended a rezone based on traditional commercial use of the property. This Summer, though, the Council turned down a rezone bid, citing residents' opposition to commercial encroachment.

Angevine, who will be in Olympia December 8, has asked that the rezone issue be handled later in the Council agenda so that he may be on hand to represent his clients. He expects to arrive at the Council meeting between 7:30 and 8 p.m.

Angevine's presentation before the Planning Commission, which

(Continued on Page 2)

United Way fund creeps upward as chairman clings to bridge rail

Those who gathered last Thursday to see Dan O'Donnell jump off Rainbow Bridge were disappointed. Unless you like Dan.

A lot of people do. Especially those who contributed to this year's United Way Drive, which Dan chaired locally.

But Dan had said he would jump off the bridge if LaConner didn't meet its \$13,300 goal by November 20. When Thursday came LaConner's total stood at \$11,400.

So, Dan changed plans.

"Hey, I'm not giving up yet," he said. "We've only got \$1,900 to go."

Funds donated to United Way help support more than two dozen countywide social services agencies. Agencies that counsel and treat persons of all ages.

So to make sure they continue working at present levels Dan is leaping back into the campaign. And away from the bridge.

Those with late donations, or wishing to contribute for the first time should contact Dan during the day at Shorebird Properties (466-4475).

Council stalls . . .

(Continued from Page 1)

included an appraiser's report identifying the property as commercial prior to its purchase by the Blades', was seen as a prime factor in the PC's unanimous support of the rezone.

Blades clear PC hurdles third time

Rematch with Council next

The third time around was still a charm for Gerald and Donna Blades. But now they hope history doesn't repeat itself at the Council table.

The LaConner business owners Monday received a third Planning Commission endorsement of their bid to rezone the residential property behind LaConner Station, this time on condition the lots be dealt with as if they were in the town's Historic Preservation District.

The Blades purchased the property in 1981 believing it was commercial.

A previous Planning Commission had recommended the Town Council rezone the property commercial to coincide with its traditional use. However a Council majority turned down the rezone last summer, citing

residents' opposition to commercial encroachment.

The front half of the Blades' LaConner Station complex, which includes the main building, is zoned commercial.

The present Planning Commission last month opted again in favor of the rezone, based on a presentation by the Blades' attorney, Earl Angevine. The Mount Vernon lawyer then showed the Commission an appraiser's report identifying the property as commercial prior to its purchase by the Blades'.

Commissioners also based their decision on Town Planner Gary Gidley's staff report that placed the parcel in question inside LaConner's Historic Preservation District. But it isn't. Only the half the station building stands on it.

Which is why the PC again reviewed the Blades' proposal. At least two members are said to have voted for the second rezone recommendation on the understanding that any future development on the site would have to meet historic preservation guide-

lines.

The Blades' and Angevine have already assured the Council they will agree to use the property as if it were in the HPD. Council members are holding a public hearing on the new "contract rezone" request next Monday.

And again the Council will be looking at a PC recommendation for approval, following the Commission's unanimous adoption of the contract rezone concept.

"This is basically just a formality," PC chairman Ron Shrigley advised Donna Blades before Monday's vote. "In essence, these are the terms you and your attorney agreed to with the Town Council."

The assurance that terms of the PC recommendation won't differ from what's being requested of the Council sounded fine to Blades.

"Just so long as you guys don't change things," she said, though still somewhat annoyed with the contract rezone label.

"I don't like the term," she

(Continued on Page 2)

nastic meet

impress judges with her work on the beam, uneven bars, vault, and with floor exercises. The routines are performed the same way they are in the Olympics.

"When you just like you

Joann's

Council resolves issue of Blades' rezone

by Bill Reynolds

LaConner's Town Council reversed field Monday and granted Gerald and Donna Blades a contract rezoning freeing their property behind LaConner Station for commercial use, subject to design and traffic restraints.

The backside property, though not officially within LaConner's Historic Preservation District, does abut a residential neighborhood.

The lone dissenting vote was cast by Councilman Tony Morefield, who objected to the concept of a contract rezoning, calling it "un-American". He later would not say how he would've voted on a straight rezoning request.

The special arrangement, the particulars of which are to be drafted by Town attorney Diane Goddard and Blades' counsel Earl Angevine, takes the air out of a political football that's been kicked back and forth between the Council and Planning Commission for months.

The Blades' agreed to the contract rezoning concept, even though it limits what they may do on their property, in order to make some use of the land, now a collection of old trucks, unused fuel tanks, and a storage garage.

Councilman Vince Sellen had initially proposed a contract forcing the Blades to remove the fuel tanks prior to any property development. But that didn't fly with the full Council, though it was a suggestion offered in letter form by former Planning Commission chairman Linda Talman, a nearby resident.

Sellen also took issue with the Blades' petitions of support, saying some of those who signed in favor of the rezoning did so by intimidation.

Another former Planning Commission chairman, Doug Caldwell, took issue with that. He said he wasn't coerced into supporting the Blades', nor was at least one other Morris Street businessman he knows of. "I don't think you can intimidate people like Jack Wilkins," Caldwell said.

Next door resident Betty Batchelor also voiced support for

the rezoning. Batchelor said she would prefer seeing the property used commercially rather than for apartments, heretofore one of the few legal options available to the Blades'.

Batchelor said apartment life can be noisy into the night, while most businesses close at 5 p.m.

Another neighbor, Gray Foster, echoed Sellen's concerns that safeguards be written into the rezoning insuring only a modest impact on residents.

Still, Morefield left no doubt how he felt about the conditional arrangement, seen by some as a compromise.

"It seems capricious and arbitrary to do that," said Morefield. "I don't think it's any of our business what the Blades' want to do on their property. That should be governed by

ordinance."

Attorney Joe Meagher, representing former property owners Chet and Zerna Pierson, nevertheless endorsed the contract rezoning format.

"It's an excellent way," Meagher said, "for the city to control growth."

The contract rezoning concept surfaced after an earlier Planning Commission recommendation in favor of zoning the property commercial. However, that move was made while Commissioners were under the false impression the backside property was in the HPD. Two PC members voted

for the rezoning, thinking then that the property would be subject to historic preservation review.

Attorney Angevine dismissed the confusion over the property's status as resulting from a series of "innocent mistakes". Though apparently always having been

(Continued on Page 2)



Vol. 11, No. 40

LaConner, Washington

December 10, 1986

Chamber's bid for tax money bypassed -Maple Hall comes out winner-

The Town Council's plan for disbursing hotel-motel tax funds leaves a little for everyone—but not a lot for LaConner's Chamber of Commerce.

Council members Monday adopted a plan slicing the Chamber's allotment to \$2,000, down from about \$3,600. In the same move, one spearheaded by Councilman Vince Sellen, a healthy chunk of LaConner's hotel-motel money is to be stored away in the Maple Hall Fund.

A citizens' group headed by Doug Caldwell is now exploring the feasibility of renovating Maple Hall for use as a community and/or performing arts center. The old building has been uninsurable for months.

The Sellen proposal passed by a 3-1 vote, with Councilman Don Wright in the minority. David Alvord was absent.

The Council plan calls for a \$900 commitment to the Valley Museum of Northwest Art, \$500 to LaConner Landmarks, \$200 to the Economic Development Association of Skagit County. And \$1,500 to the county's visitor information bureau.

The remainder of nearly

\$10,000 in hotel-motel revenues is targeted for the Maple Hall Fund. The pie slicing came during a budget session following the Council's regular Monday business meeting.

The question of how to divvy hotel-motel money arose two weeks ago when Councilman Tony Morefield suggested putting the whole ball of wax into the Maple Hall Fund. One of Morefield's 1985 campaign pledges was to work toward establishment of a community center.

His idea was put on the back burner when Council members decided to wait instead for other county reaction to the visitor's bureau request for one-quarter of each city's hotel-motel funds.

According to former Chamber President Bud Moore, while Anacortes and Concrete have opted out of contributions, LaConner's investment remains well-spent. He said volunteers at the bureau's Burlington office frequently steer tourists the town's way.

Moore estimated that LaConner is responsible for nearly 20 per cent of the county's

hotel-motel revenue.

Sellen's math gives the visitor's bureau the same amount of money it received last year from LaConner, though about \$900 less than what it would have pulled with a 25 per cent commitment.

Chamber of Commerce President Rich Wells and Chamber President-elect Kelley Garland had lobbied the Council for a healthy bureau contribution, citing the tourist center's impact on the local economy.

But the tourism issue came back to haunt the Chamber Monday, despite innkeeper Rick Thompson's endorsement of it as a clean, non-polluting industry.

"I realize this might be a hardship on the Chamber," said Sellen. "But there are people in town who not only benefit, but say they also suffer from tourism." Sellen said developing a performing arts center with hotel-motel tax money would be something of lasting benefit to the entire community. And under present law it would be made accessible to visitors.

Prior to adjourning into executive session the Council snooted outside the Maple Hall

Lawmen puzzle on peculiar events

Not having a movie house hasn't kept LaConner immune from Top Gun Fever.

The town's own sequel to the popular film about naval fighter pilots has unfolded. And it's a mystery.

The main question is what has happened to an Anacortes man's \$300 goat skin flight jacket. The one he accidentally left behind at a LaConner watering hole.

"He'd really like to have the jacket back, but I doubt it'll happen," says LaConner Police Chief Larry Yonally, aware such coats have been the rave since this year's release of the Tom Cruise motion picture.

Employees of the local bar had put the jacket on a hanger, figuring its owner would come back and get it.

"The jacket got picked up, only not by the guy who owns it," explains Yonally.

The missing dark brown jacket carries the "USN" insignia, Yonally says. It also has a dark fur collar and dark lining.

A local youth last week went

Council . . .

(Continued from Page 1)

used and appraised commercially, the property was zoned residential in 1969.

Monday's Council action changes all that. It puts a now deflated and less bouncy political football back in the Blades' end zone.



*Season's
Greetings*



**ZIMMERMAN'S
SHELL**

720 E. Morris
Phone: 466-3151



• Letter •

Dear Editor,

It's been a long hard two years and we should feel like jumping up and down with joy for the commercial zone awarded our property but it was a "muted victory". Not because of the strings attached to our "Commercial Zone" because we can certainly live with them, but maybe the word "intimidation" that came up at Town Council best fits the way *we've felt* through all this "process" of our rezone.

With our new status hopefully Jerry and I can stir up our enthusiasm again and get down to work cleaning, clearing and getting our property filled in and leveled off so the whole town and all our neighbors will be pleased.

Special thanks to all the friends and supporters of our rezone, and to all those that came to the many meetings over the past two years. Thank you all.

Sincerely,

Donna and Jerry Blades

The right gifts for children meld entertainment and learning. Look for those qualities when you shop.

Comp Plan talk delayed again

Town Council discussion of proposed alterations to LaConner's Comprehensive Plan map has been continued once more, this time because a full Council wasn't on hand to study those changes at last night's meeting at the Fire Department Rec Hall.

The comp plan talk was taken off the agenda when it was learned at last Thursday's special Council session that Councilman Vince Sellen would be absent from the June 24 meeting. Since the proposals represent long months of both Planning Commission and Council work, it was decided to hold off further plan discussion until a full Council could vote on the changes.

The Council discussion scheduled for last night had been continued from a comp plan public hearing held June 10 by the Council. Prior to that public hearings on the comp plan map and draft had been held by the Planning Commission.

An over 70 page draft penned by a consultant was refined in 1984 and 1985 by the Planning Commission. When that draft was turned over to the Council, its members whittled the copy down to 13 pages through regular work sessions.

That editing was done, Council members later said, to make sure the document was readable.

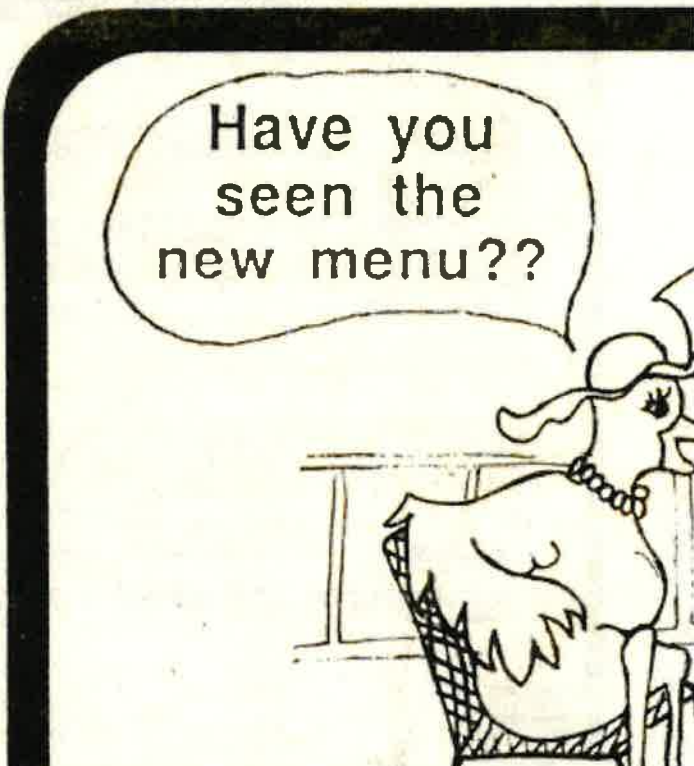
Two changes to the comp plan map, in particular, have received a healthy share of public attention. One calls for the half block behind LaConner Station, between Third and Fourth streets, to be rezoned Commercial from Residential. The other proposes rezoning the LaConner Barbershop lots on Maple Commercial from Residential.

The property behind LaConner Station, owned by Gerald and Donna Blades, was the source of controversy throughout Planning Commission public hearings. Some neighbors objected to a proposed rezone, arguing it would have a negative impact on the residential area. The Blades' and their representative, Bob Donohoe, countered by saying the property in question--regardless of its zoning status--has always been used commercially.

Other of the proposed changes have in fact been made previously, only aren't updated on the comp plan map. One such instance is the change of Maple Hall, Old Fire

Hall, and Totem Park from Industrial to Public Use. Another adaptation in effect but not shown on the map involved the rezoning of Town Hall from Residential to Public Use.

Other changes include: rezoning the streetend at State Street Commercial from Public Use; rezoning the three lots behind Hotel Planter north of Ikon Gallery Commercial from Residential; and rezoning the old Catholic Church lots on South Third, east of Moore-Clark, Industrial from Residential.



Have you
seen the
new menu??