

**From:** [REDACTED]  
**Sent:** Wednesday, February 03, 2016 7:56 AM  
**To:** Kim Farris  
**Subject:** Three applications on the LTC agenda

Dear Trustees and Staff,

I would like to comment on three of the land use applications before you. Perhaps some of my comments may be worthy of your consideration.

### **Crystal Mountain Retreat**

Hearing Crystal Mountain's spokesperson Stephen Foster comment that they have decided not to put kitchen units in the 30 huts they are requesting is encouraging. The application is working with two separate zones, a residential zone and a forest zone. I believe it is a mistake to spot zone a large enterprise with a large foot-print on a forest lot of fifty acres. Knowing of four other properties that have made a community outreach for similar Retreats in the Forest Zone Crystal Mountains application becomes a wedge for other interested parties. The Forest zone is a very large land-use zone on Galiano.

At the LTC meeting February 1, I asked you to consider zoning Crystal Mountain F3, one house per fifty acres.

On Galiano, at the North End a house was built by Maureen Carruthers it was designed to hold the workshops and retreats for her yoga classes.

It has since been sold under the same residential zoning.

Couldn't Crystal Mountain design and build a house on the residential portion of an F3 lot with the aim of that house being compatible (but independent) with their Buddhist Retreat located on their residential holding ? That said huts and other amenities for the Buddhist Retreat would have to be located on their residentially zoned land.

### **Galiano Green**

On their lands they have had a large sign for a long time now. It says only four of the ten acres will be used for residential use. The LTC is considering writing bylaws that would permit 20 residences at one thousand square feet per residence on that land. That means five residences per acre or five-thousand square feet per acre (not including water catchment provisions).

This volume of density is shocking.

I urge the LTC not to zone for more than one residence per acre for any reason and especially for this project.

Thank you for considering my views.

Debbie Holmes