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Skagit County Planning and Development Services



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SKAGIT COUNTY PLANNING AND DEVELOPMENT SERVICES

FINDINGS OF FACT

HEARING AUTHORITY: SKAGIT COUNTY PLANNING DIRECTOR

APPLICATION NUMBER: ADMINISTRATIVE DECISION PL09-0187

APPLICANT: TOM HOLTCAMP

ADDRESS: 9970 HOLTCAMP ROAD

SEDRO-WOOLLEY, WA. 98284

PROJECT LOCATION: The site location is 22232 Cook Road, Sedro-Woolley, within a portion of Section 23, Township 35 North, Range 4 East W.M., situated within Skagit County, Washington.

PROJECT DESCRIPTION: The proposal for a developed campground under Special Use PL08-0316 is required to provide both Type II and Type IV landscaping to be in compliance with the requirements of SCC 14.16.830(4)(b) & (d). This is a request for an Administrative Decision to allow for an alternative landscape plan based on lot size per Skagit County Code (SCC) 14.16.830(5)(i).

ASSESSOR'S ACCOUNT NUMBERS: 350423-3-006-0014

PROPERTY NUMBERS: P37317

ZONING/COMPREHENSIVE PLAN: The proposed project is located within a Rural Reserve (RRv) zoning/comprehensive Plan designated area as identified within the Skagit County Comprehensive Plan and associated maps as adopted October 10, 2007 and as thereafter amended.

DEPARTMENTAL FINDINGS:

1. **PROCESSING:** The application was deemed complete on May 15, 2009 pursuant to SCC 14.06.100(2). A Notice of Development Application was posted on the subject property and published in the newspaper on June 11, 2009, as required by SCC 14.06.150. Notification was provided to all property owners within 300 feet of the subject property. There was a fifteen (15) day comment period associated with the Notice of Development which ended on June 26, 2009. One comment letter was received from Rosalie Schanzenbach, P.O. Box 117, Fox Island, WA 98333, on June 15, 2009. The letter was in opposition of the proposal.
2. **FLOOD AREA REVIEW:** The project site is located within a designated A7 flood hazard area as identified by FEMA Flood Insurance Rate Map (FIRM) panel number 530151 0235D with the effective date of September 29, 1989. Structures may be required to elevate the first floor above the base flood elevation (during building permit review) and will be required to comply with SCC 14.34, the Flood Damage Prevention Ordinance.
3. The subject parcel is approximately 4.92 acres in size located off of the south side of Cook Road. The subject property measures approximately 165 feet along the north and south property lines, and approximately 1,290 feet along the east and west property lines. Access to the site will be off of Cook Road.
4. The overall project proposal includes the development of a 65 lot recreational vehicle park on site. A Special Use Permit has been applied for under project #PL08-0316 for a Developed Campground and is currently under review. The subject property is bordered by Cook Road along the north property line, a residential development (Glenwood Acres) along the northeastern portion of the property, and open fields around the remainder of the site. Additionally, there are residential structures located along Cook Road both north and west of the property.
5. The applicant is requesting the Administrative Decision per SCC 14.16.830(5)(i) to allow for an alternative landscape plan based on lot size. The proposal is required to provide both Type II and Type IV landscaping to be in compliance with the requirements of SCC 14.16.830(4)(b) & (d). The alternative landscape request states that "In regards to the requirement for landscaping along the portion of our east property line common to our neighbor's residences, we are requesting a reduction from 10 feet to 6 feet of width for a portion (330 ft +/-) of this area. Due to the relatively narrow width of the property (165 ft), the 10 foot requirement would require shortening the pull-through RV sites in this area." SCC 14.16.830(5)(i) states the following; *"alternative landscape plans may be submitted which differ from the requirements contained in this Section. The Administrative Official shall make an administrative decision to approve or deny the landscape plan pursuant to a Level I process. All plans shall demonstrate how they meet the intent as outlined in this Section or that a hardship exists because of lot topography, size, or location."*
6. SCC 14.16.830(4)(b) "Type II, Property Lines Other Than Street Frontage" states in subsection (i) "Description.":



"Type II landscaping is intended to provide a visual separation between uses and land use districts."

Additionally, SCC 14.16.830(4)(d), "Type IV, Parking Areas" states in subsection (i) "Description.":


"Type IV landscaping is intended to provide relief and shade in parking areas."

7. The site is currently undeveloped and somewhat consistent in appearance with the surrounding land uses. If the special use permit is approved for the proposed developed campground, there is the potential for this use to conflict with the surrounding residential and agricultural land uses. Full landscaping could help alleviate the potential for conflict by visually separating the uses.

DECISION

The Director hereby denies the requested Administrative Decision per SCC 14.16.830(5)(i) to allow for an alternative landscape plan based on lot size. The proposal shall comply with the SCC 14.16.830 meeting the purpose and intent of the Landscaping requirements and utilizing the appropriate "Types" for the site development as outlined within SCC 14.16.830(4).

Prepared By:


Brandon Black, Senior Planner

Reviewed By:


Bill Dowe, CBO, Deputy Director
On behalf of Gary Christensen
AICP, Planning and Development Services Director

Date of decision: July 29, 2009

A level I decision may be appealed to the Hearing Examiner by the applicant or by parties who have commented on the proposal by filing a written Notice of Appeal, together with the applicable appeal fee, with the Administrative Official within 14 days of the date the Notice of Decision was issued. If a Notice of Decision is not required, because the decision is exempt pursuant to SCC 14.06.200(1), then any appeal shall be filed within 14 days of the date the Administrative Official makes the decision. SCC 14.06.110(7).