



Planning Department
Sedro-Woolley Municipal Building
325 Metcalf Street
Sedro-Woolley, WA 98284
Phone (360)855-0771
Fax (360) 855-0733

CONDITIONAL USE PERMIT APPLICATION

Exhibit B
to Hearing Examiner Staff Report

APPLICATION NUMBER: _____

Pre-application File #: #2019-016

Pre-application date: January 30, 2019

Section 1 – Applicant Information

Applicant Name: BCRA / Contact: Christine Phillips, Planner or Jim Wolch, Project Manager

Applicant Address: 2106 Pacific Ave., Suite 300, Tacoma WA 98402

Applicant Phone: (253) 627-4367 Cell#: _____ Fax#: _____

Applicant email: CPhillips@BCRAdesign.com; JWolch@BCRAdesign.com

Owner: Skagit County Public Health / Contact: Kayla Schott-Bresler kayla@co.skagit.wa.us
(360) 416-1520

Owner Address: 700 South Second Street #301, Mount Vernon, WA 98273

Section 2 – Project Information

Location: XXX State Route 20, Sedro-Woolley, WA

Assessor's Parcel number(s): S-W: P104178, P76502 Skagit: P76503 Zoning Classification: S-W: Mixed Commercial
Skagit: Agricultural-Natural Resource Lands

Describe existing use at the location and proposed use/land-use action: _____
Site is currently undeveloped land. This project is a relocation of an Evaluation & Treatment (E&T)
facility currently located at North Cascades Gateway Center, 1895 Hub Drive, in Sedro-Woolley. The
current 16-bed E&T will be relocated to this site in Phase I, and 24 secure, acute detox/withdrawal
management beds will be built in Phase II.

Zoning Designation: S-W: Mixed Commercial Skagit: Agricultural-Natural Resource Lands Flood zone: No

Total site size in acres: 8.07 acres Critical Areas by type and acres: Stream is not on-site

Describe existing conditions on and adjacent to site: Site is currently undeveloped land on the north
side of State Route 20 between the Life Care Center of Skagit Valley and the Sedro-Woolley Tire &
Auto Repair. Brickyard Creek runs along the south edge of the properties and adjacent to SR 20. SR 20
is being widened and with that will provide access over the creek to the property line.

In reviewing a conditional use permit request, the Hearing Examiner must consider the following criteria specified in Section 17.56.060 of the Sedro-Woolley Municipal Code. Use extra sheets if needed:

1. How does the proposed use conform to the Comprehensive Plan for the City of Sedro-Woolley? _____

See Attachment G. Comprehensive Plan Consistency
Note: All Attachments are linked to code requirements in SWMC 17.88.050. This section is addressed in 1. SCSC Application Requirements (for EPF projects). The attachments are labeled with the letter of the section that they are responding to. Not every section has an attachment and some sections have multiple attachments.

2. Is the proposed use compatible with the surrounding area, this is, causes no unreasonable adverse impacts on other properties in the immediate vicinity? (If yes, please explain how the use is compatible. If no, explain how any impacts might be mitigated). _____

See 1. SCSC Application Requirements (for EPF projects); SWMC 17.88.050
See 2. SCSC Response to EPF criteria: SWMC 17.88.060
See Attachment G. Comprehensive Plan Consistency

3. Is the proposed development or use well planned in all respects so as to be an asset to the community? _____

See 1. SCSC Application Requirements (for EPF projects)
See 2. SCSC Response to EPF criteria
See Attachment G. Comprehensive Plan Consistency

4. Other applications or variances being applied for as part of project: None _____

Please attach the following:

- Site plan - see site plan instructions.
- Written comments from City from Pre-Application meeting.
- Current title report (within 6 months of application).
- State Environmental Policy Act (SEPA) checklist (if required).
- Three sets of pre-addressed, postage-paid envelopes. See mailing procedure.
- Fees based on current fee schedule. **SC Health Dept will cut check with invoice**
- The terms and conditions of covenants and agreements regarding the intended development.
- Written confirmation that the property owner is aware and supportive of proposed use.

Site Plan Requirements: A scale drawing containing the following:

- Name of property owner, north arrow, scale
- All property lines, easements and their dimensions
- Adjacent streets and rights-of-way
- Circulation for vehicles and pedestrians
- Parking
- Location, size and shape of buildings existing and proposed
- Location of wells, creeks, lakes, rivers, waterfront, dikes, drainage ditches
- Location and dimensions of sewage systems
- Dimension and depth of any fill on the site
- Topography at appropriate contour intervals
- Structures on adjacent property (approximate location)
- Significant trees: Trees over 6" diameter at a point 5 feet above the ground. Stormwater facilities (may be part of separate stormwater report)

Section 3 – Signature

Application is hereby made for a **CONDITIONAL USE PERMIT** concerning the above stated activity. I certify that I am familiar with the information contained in this application, and that to the best of my knowledge and belief, such information is true, complete, and accurate. I further certify that I possess the authority to undertake the proposed activities. I hereby grant to the officials of the City of Sedro-Woolley the right to enter the above-described location to inspect the proposed or completed work.

Printed Name: Christine Phillips,

Signature:  Date: October 3, 2019