



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

DATE STAMP:

APPLICATION NUMBER: _____

Pre-application File #: _____ Pre-application date: _____

Section 1 – Applicant Information

Applicant Name: Ginger Pennington

Applicant Address: 137 Fair Way Chelan, WA 98816

Applicant Phone: _____ Cell# (509)423-1394 Fax#: _____

Applicant email: penningtonservices@icloud.com

Owner: JM Property Management L.L.C

Owner Address: 2303 East Meadow Blvd, Mt Vernon 98273

Section 2 – Project Information

Location: Corner of Jameson St & 3rd Street

Assessor's Parcel number(s): _____ Zoning Classification: _____

Describe existing use at the location and proposed use/land-use action: Existing Use
(1) Single Family Residence Proposed use (S)
4 Plexes w/ (1) Single Family Residence

Zoning Designation: I Flood zone: NIA

Total site size in acres: 1.075 Critical Areas by type and acres: NIA

Describe existing conditions on and adjacent to site: (1) Single Family Residence
on site, East of site (1) 8 unit + (1) 3 unit
North Sedro-Woolley High School

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? The proposal will provide much needed housing for 20 families of min. to medium
The design meets transportation, Public Utilities along w/ onsite recreational facilities. The design of the structures will add to aesthetics of the neighborhood and is in keeping with the character of the city. Off street parking is proposed
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). Yes. The proposal is compatible with the adjacent apartments, single family residences & the high school. The proposed apartments will cause no unreasonable adverse impacts.
3. Is the proposed development or use well planned in all respects so as to be an asset to the community? The proposal is well planned to meet the City standards for multi-family residential use.
4. Other applications or variances being applied for as part of project: No

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.
- 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 *NA*
- Topography at appropriate contour intervals *NA Level site*
- 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: Ginger Pennington

Signature: Dunja R Date: 12/2/2020

City of Sedro-Woolley Mailing Procedure

1. Obtain a list of names and addresses of **residents and property owners** within 500 feet of the edge of the subject property. In determining the outside edge, include all other adjacent property owned by the applicant. The source of the names and addresses must be the Skagit County Assessor's records.
2. Obtain a map showing the subject property, the 500 foot radius, and all properties on the mailing list. This is available at the Assessor's office.
3. Prepare 2 sets of postage-paid envelopes using these lists.
4. Prepare additional envelopes for residents of the property if the owner does not live on site. If the name of the resident is unknown, address the envelope to "resident".
Example: Resident, 123 State St., Sedro-Woolley, WA. 98284.
5. Fill out the affidavit below and have it notarized.
6. Bring the list, postage-paid addressed envelopes, map, and notarized affidavit to the city Planning Department.

AFFIDAVIT OF CORRECT NAMES AND ADDRESSES

I, Virginia (Ginger) Pennington, do hereby certify
Affiant

That the attached list of property owners, addresses and parcel numbers for the proposed project, Jm Property Management LLC
Name of proposed project

Is a true and correct copy provided for me by the Skagit County Assessor's Office for land within 500 feet of the property lines of P 113969 + P130475
Site parcel number

Signed: [Signature]

Date: 12/4/2020

Subscribed and sworn to before me on this 4th day of December, 2020.

[Signature]
Print Name: Angela M. Ward

Notary for the State of Washington,

Residing at Wenatchee

My Commission expires: December 8th 2021

