

BRANDI BRECKENRIDGE VARIANCE

- 1. CERTIFICATE OF APPLICANT STATUS**
- 2. NOTICE OF INTENT**
- 3. APPLICATION FOR VARIANCE**
- 4. MAPS**
- 5. ENVIRONMENTAL CHECKLIST**
- 6. SEPA DETERMINATION**
- 7. NOTICE OF OPEN PUBLIC HEARING**
- 8. STAFF REPORT**
- 9. RESPONSE LETTER**
- 10. PLANNING COMMISSION APPROVAL**
- 11. MANUFACTURED HOME PICTURES**

CITY OF GOLD BAR
CERTIFICATE OF APPLICANT STATUS

I/We, Brandi Breckenridge, hereby certify that I am/We are the owner(s) of
the property legally described as L-16 Garrett addition according to the
plat there of recorded in Volume 25 of Plats at page(s) 109
records of Snohomish county
My/Our address is 111 Powell lane, Gold Bar, WA 98251

I/We further certify that I/We authorize: _____ to act as my/our
representative and proceed with work on my/our property _____.

AND/OR

I/We give permission to _____ to act on the behalf of this property
in acquiring permits for the work and designate that _____ will work
directly with _____ for such purposes.

Signed: [Signature] date _____
_____ date _____

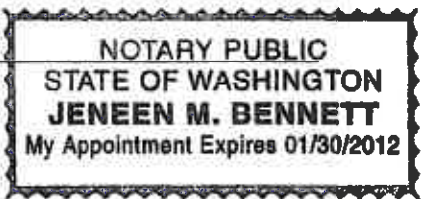
State of WA)
County of Snohomish ss.

On this day personally appeared before me Brandi Breckenridge
to me known to be the individual(s) described in and who executed the within and foregoing instrument and acknowledged
to me that she signed the same as free and voluntary
act and deed for the purposes therein mentioned.

Given under my hand and official seal this 23rd day of Jan, 2010

NOTARY PUBLIC in and for the State of WA, residing in: Snohomish

Jeneen M. Bennett
Signed



CITY OF GOLD BAR

107 5th Street
Gold Bar, Washington 98251
360-793-1101

Notice of Intent

Date: 1/8/10

Name and mailing address of applicant: Brandi Bredennidge,
111 Powell Lane, Gold Bar WA 98251

Name and mailing address of contact: _____

Phone/FAX/EMail: 425-293-3207

Address and location (including tax number) for all properties involved:

<u>111 Powell Lane</u>	<u>parcel #</u> <u>00453600001600</u>	<u>Tax code area</u> <u>00260</u>
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Please provide the following information so that we can assist you with the proper permit applications and background data. This Notice of Intent is an initial phase of the City of Gold Bar Land Use processing procedure and does not constitute a formal submittal for approval.

This Notice of Intent will also initiate an on-site review by planning personnel from the City of Gold Bar for site review and assessment purposes. There is no fee for this process.

Thank you for your cooperation.

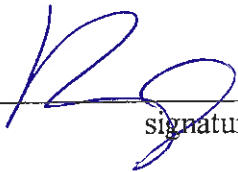
GENERAL

1. Give a brief outline of the proposed action. Be sure to include any information you may have acquired from proposed contractors, engineering plans or past environmental review.


Replace existing single wide with new double wide the build fence around property.

2. Describe any changes you plan to make for roads, drainage, or excavation.

Level property



signature of proponent



date

Land Use Action Projects

Please check all that apply. This application includes:

Construction of Private Driveway <input type="checkbox"/>	New Access to Public Road <input type="checkbox"/>
Re-establishment of Existing Road <input type="checkbox"/>	Temporary Access (DNR Trail Permit) <input type="checkbox"/>
Construction of New Public Roadway <input type="checkbox"/>	Construction of Driveway for _____ residences <input type="checkbox"/>
Construction of Roadway for Commercial Access <input type="checkbox"/>	Clearing or Thinning of Existing Timber <input type="checkbox"/>
Critical Areas/Sensitive Areas <input type="checkbox"/>	

Creation of 1 additional lot <input type="checkbox"/>	size: _____
Creation of 2 to 4 lots <input type="checkbox"/>	avg. size _____
Creation of more than 4 lots <input type="checkbox"/>	avg. size _____

Single family residence(s) <input checked="" type="checkbox"/>	# _____
Multi family dwelling(s) <input type="checkbox"/>	# _____
Commercial building(s) <input type="checkbox"/>	# _____

Check the following which apply to the property proposed for development:

<input type="checkbox"/> used as agricultural land in the last 5 years	<input type="checkbox"/> planned for continued agricultural use
<input type="checkbox"/> existing forested land	<input type="checkbox"/> planned for re-planting (per DNR)
<input type="checkbox"/> used as commercial property in last 5 years	<input type="checkbox"/> planned for future commercial use
<input checked="" type="checkbox"/> existing residence	<input checked="" type="checkbox"/> existing building
	<input checked="" type="checkbox"/> building(s) to be demolished

Notice of Intent

2 part: general (page 1 and 2) for remodel, additions and minor construction
land use action (page 1,2, 3 and 4) for all new construction, plats and short plats

*REMINDER:

this document does not initiate a formal application / this is an information gathering process only.

ACTION:

issue to all prospective applicants
include any up to date hand out information available

RETURN OF NOTICE OF INTENT

note day of submittal when returned on "checklist"
issue #, initiate tracking/checklist sheet
establish project file

CITY OF GOLD BAR

APPLICATION FOR SHORELINE MANAGEMENT SUBSTANTIAL DEVELOPMENT, CONDITIONAL USE, OR VARIANCE PERMIT

TO THE APPLICANT: This is an application for substantial development, conditional use, or variance permit as authorized by the Shoreline Management Act of 1971. It is suggested that you check with appropriate local, state, or federal officials to determine whether your project falls within any other permit systems.

1. Name of Applicant Brandi Breckenridge
2. Mailing Address 111 Powell Lane, Gold Bar WA 98251
3. Relation of applicant to property (Specify Relationship)
 Owner Purchaser Lessee Other _____
4. Name and address of owner, if other than applicant _____

5. General location of proposed project (Please list section to the nearest quarter section, township, and range)
Township: 27 Range: 09 Section: 06 Quarter: NW
6. Name of water area and/or wetlands within which development is proposed
May Creek
7. Current use of the property with existing improvements
Permanent residence
8. Proposed use of property (Please Be Specific)
to live on property
9. (To be completed by local official.) Nature of the existing shoreline. (Describe type of shoreline, such as marine, stream, lake, lagoon, marsh, bog, swamp, flood plain, floodway, delta; type of beach, such as accretion, erosion, high bank, low bank, or dike; material such as sand, gravel, mud, clay, rock, riprap; and extent of type of bulkheading, if any):
May Creek is a Type II Stream. There is no indication of erosion within Project Area. A gravel/rock type material is creek bottom.

10. (To be completed by local official.) In the event that any of the proposed buildings or structures will exceed a height of thirty-five feet above the average grade level, indicate the approximate location of and number of residential units, existing and potential, that will have an obstructed view.

No structure shall exceed 35' Above Average grade level.

11. (To be completed by local official.) If the application involves a conditional use or variance, set forth in full that portion of the master program which provides that the proposed use may be a conditional use, or, in the case of a variance, from which the variance is being sought.

Exempt From Shoreline Management Master Program.

G.B.M.C. Title 18 Section 4 TABLE 4.4a - Stream Rating & Buffers

12. PROJECT DIAGRAMS: Draw all site plans and maps to scale, clearly indicating scale on lower right-hand corner and attach them to the application.

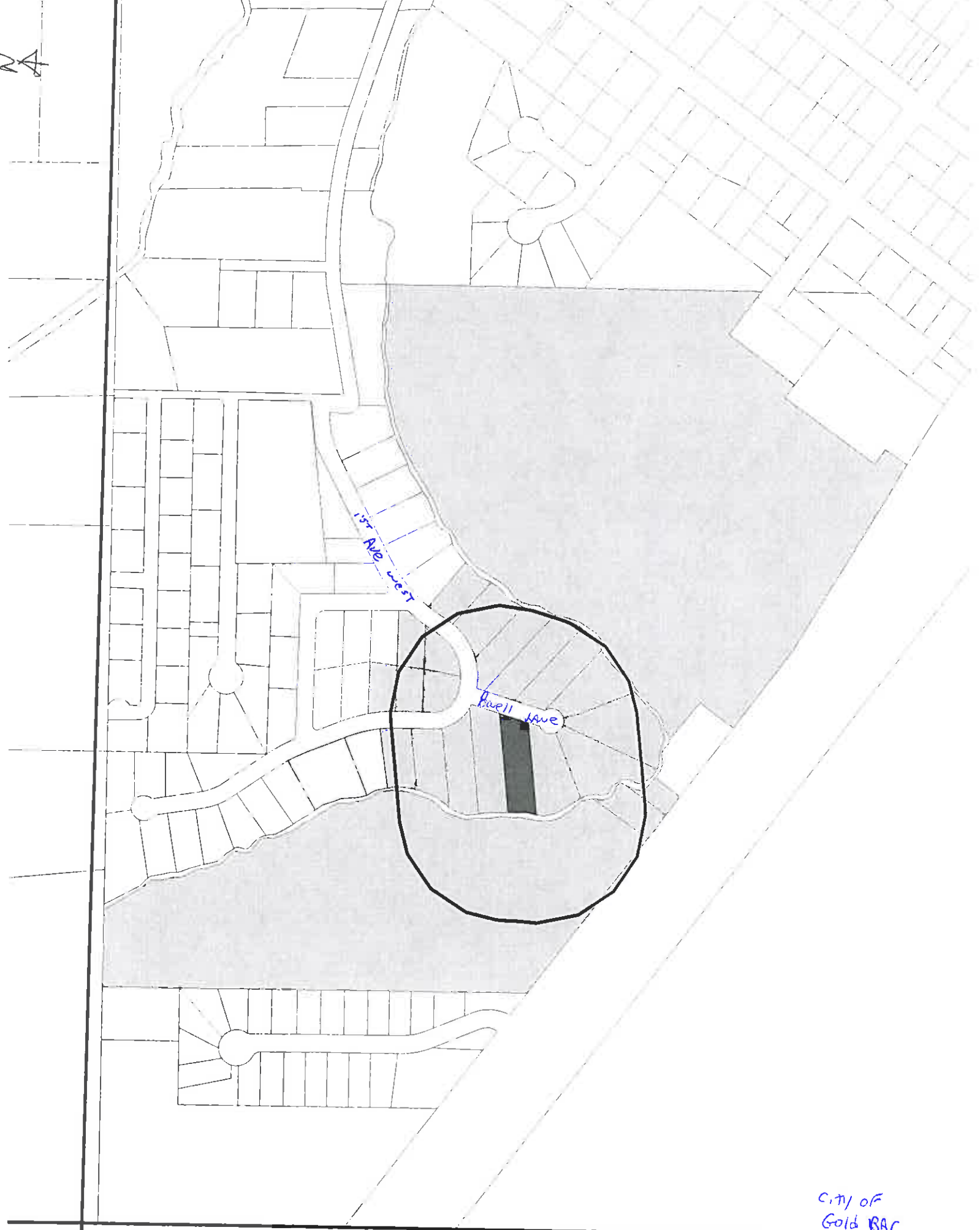
(a) SITE PLAN. Include on plan:

- (1) Site boundary.
- (2) Property dimensions in vicinity of project.
- (3) Ordinary high-water mark.
- (4) Typical cross-section or cross-sections showing:
 - (i) Existing ground elevations.
 - (ii) Proposed ground elevation.
 - (iii) Height of existing structures.
 - (iv) Height of proposed structures.
- (5) Where appropriate, proposed land contours using five-foot intervals in water area and ten-foot intervals on areas landward of ordinary high-water mark, if development involves grading, cutting, filling or other alteration of land contours.
- (6) Show dimensions and locations of existing structures which will be maintained.
- (7) Show dimensions and locations of proposed structures.
- (8) Identify source, composition, and volume of fill material.
- (9) Identify composition and volume of any extracted materials, and identify proposed area.
- (10) Location of proposed utilities, such as sewer, septic tanks and drainfields, water, gas, electricity.
- (11) If the development proposes septic tanks, does proposed development comply with local health and state regulations?
- (12) Shoreline designation according to master program.
- (13) Show which areas are shorelines and which are shorelines of statewide significance.

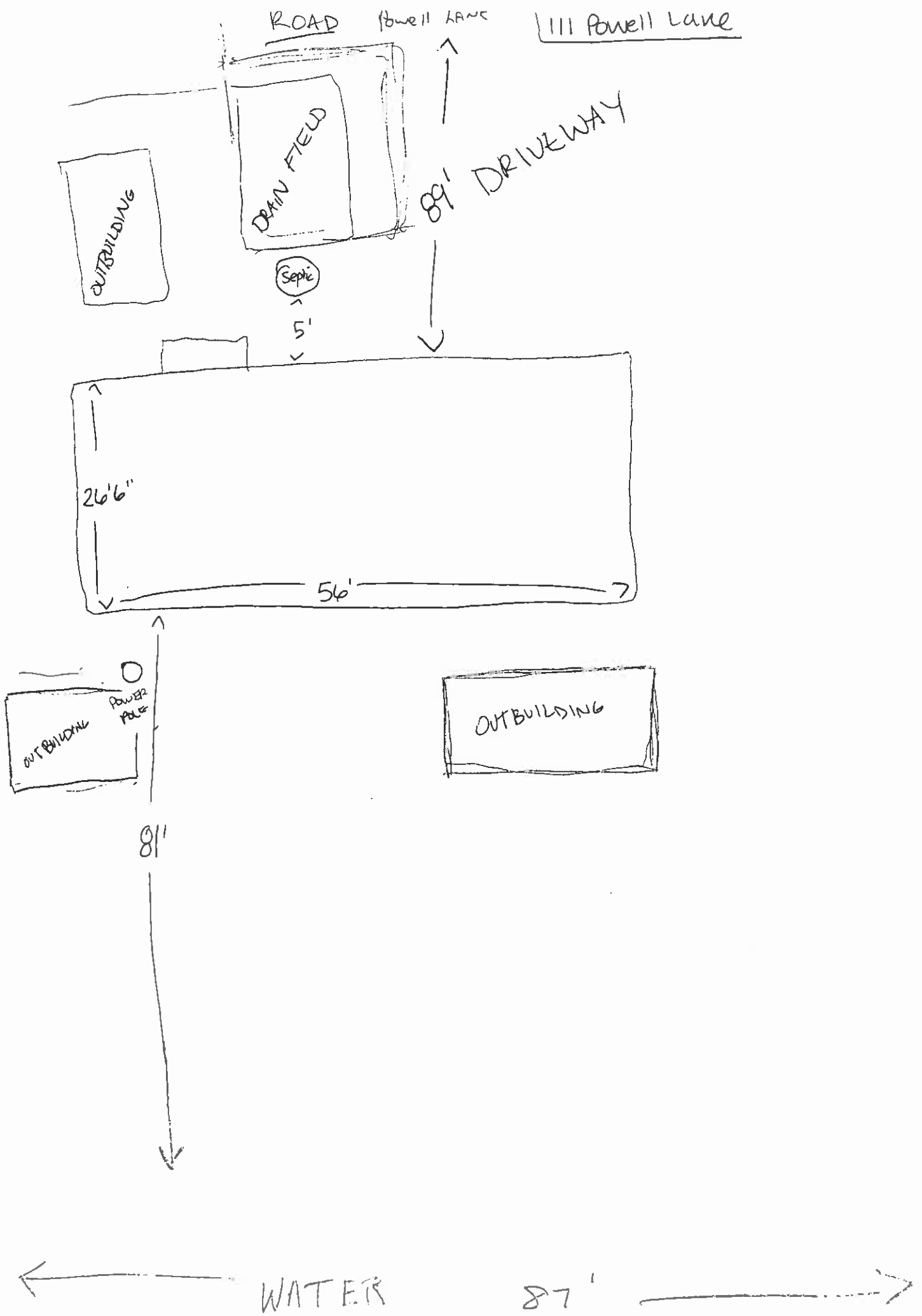
(b) VICINITY MAP.

- (1) Indicate site location using natural points of reference (roads, state highways, prominent land marks, etc.)
- (2) If the development involves the removal of any soils by dredging or otherwise, please identify the proposed disposal site on the map. ~~If the disposal site is beyond the confines of the vicinity map, provide another vicinity map showing the precise location of the disposal site and its distance to the nearest city or town.~~
- (3) Give a brief narrative description of the general nature of the improvements and land use within one thousand feet in all directions from development site (i.e., residential to the north, commercial to the south, etc.)

NA



CITY OF
Gold BAR



CITY OF GOLD BAR

Environmental Checklist

A. BACKGROUND

1. Name of proposed project, if applicable:
Replace existing single wide with a new double wide
2. Name of applicant:
Brandi Breckenridge
3. Address and phone number of applicant and contact person:
111 Powell Lane
Gold Bar, WA 98251
425-293-3207
4. Date checklist prepared:
1/8/10
5. Agency requiring checklist:
City of Gold Bar
6. Proposed timing or schedule (including phasing, if applicable) :
N/A
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.
~~No~~ Yes, build fence around property
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. CAO, S.M.P.
9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.
None known
10. List any governmental approvals or permits that will be needed for your proposal, if known.
Variance permit
11. Give brief, complete description of your proposal, including the proposed uses and size of the project and site. There are several questions later in this checklist that ask you to decide certain aspects of your proposal. You do not need to repeat those answers on this page.
Replace 60' x 14' mobile home with 56' x 26'6" mobile home on property 87' x 184' to have as a permanent residence

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist. (Attach complete legal description if available.)

111 Powell Lane, Gold Bar, WA 98251
Township: 27 Range: 09 Section: 06 Quarter: NW

TO BE COMPLETED BY APPLICANT

**COLUMN FOR
AGENCY USE ONLY**

B. ENVIRONMENTAL ELEMENTS

1. Earth

a. General description of the site (circle one) :

Flat rolling, hilly, steep slopes, mountainous, other _____.

b. What is the steepest slope on the site (approximate percent slope) ?

No slopes

c. What general types of soils are found on the site (for example: clay, gravel, peat, muck) ? If you know the classification of agricultural soils, specify them and note any prime farmland.

gravel & soil

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

No

e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.

level land for concrete runners

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

No

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings) ?

Less than 35%

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

No known impacts

2. Air

a. What types of emissions to the air would result from the proposal (i.e., dust, automobile, odors, industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.

wood stove

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

no

c. Proposed measures to reduce or control emissions or other impacts to air, if any:

Single family residential with no known impacts.

3. Water

a. Surface:

1. Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

May Creek

2. Will the project require any work over, in or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

Yes, 80' to creek where existing building is.

3. Estimate the amount of fill and dredge material that would be placed in or remove from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

None

4. Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

No

5. Does the proposal lie within a 100 year flood plain? If so, note location on the site plan. *Some of the property is located on the 100 year flood plain, but the proposed dwelling appears to be outside per the gold bar critical areas map*
6. Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

No

b. Ground:

1. Will ground water be withdrawn, or will water be discharged to ground water? Give general description, purpose, and approximate quantities if known

No

2. Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage, industrial, containing the following chemicals...; agricultural; etc.) Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

Septic System

c. Water Runoff (including storm water) :

1. Describe the source of runoff (including storm water) and the method of collection and disposal, if any (including quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

Roof Runoff to be dispersed on site

2. Could waste materials enter ground or surface waters? If so, generally describe.

not anticipated / none

- d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:

*replacing single family residence,
no known runoff*

4. Plants

a. Check or circle types of vegetation found on the site:

- deciduous tree: alder, maple, aspen, other
- evergreen tree: fir, cedar, pine, other
- shrubs
- grass
- pasture
- crop or grain
- wet soil plants: cattail, buttercup, bulrush, skunk cabbage, other
- water plants: water lily, eelgrass, milfoil, other
- other types of vegetation - describe

b. What kind and amount of vegetation will be removed or altered?

1 or 2 trees removed

c. List threatened or endangered species known to be on or near the site.

~~None~~ Coho Salmon

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

single family residence type landscaping.

5. Animals

a. Circle any birds and animals which have been observed on or near the site or are known to be on or near the site:

birds: hawk, heron, crow songbirds, other starling, crow
mammals: deer, bear, elk, beaver, other _____
fish: bass, salmon, trout, herring, shellfish, other _____

b. List any threatened or endangered species known to be on or near the site.

Coho Salmon

c. Is the site part of a migration route? If so, please explain.

not known, possibly pacific flyway

d. Proposed measures to preserve or enhance wildlife if any.

None / single family residence

6. Energy and Natural Resources

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe manufacturing, etc.

plumbing, electricity already exists, will be hooked up by mobile home company

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

NO

c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:

all energy efficient appliances in mobile home

7. Environmental Health

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.

No

1. Describe special emergency services that might be required.

general police & fire

2. Proposed measures to reduce or control environmental health hazards, if any:

storm runoff infiltrated

b. Noise

on site

1. What types of noise exist in the area which may affect your project (for example, traffic, equipment, operation, other)?

2. What types and level of noise would be created by or associated with the project on a short-term or a long-term basis (for example, traffic, construction, operation, other)? Indicate what hours noise would come from the site. Equipment to demolish existing building and level out property. concrete truck maybe.

3. Proposed measures to reduce or control noise impacts, if any:

Use equipment during reasonable hours as to not bother neighbors

8. Land and Shoreline Use

a. What is the current use of the site and adjacent properties?

Current house we live in

b. Has the site been used for agriculture: If so, describe.

No

c. Describe any structures on the site.

3 outbuildings, 1 small shed
1 unattached garage
1 storage shed

d. Will any structures be demolished? If so, what?

The existing single wide

e. What is the current zoning classification of the site?

9,600

f. What is the current comprehensive plan designation of the sit?

S.F.R.

g. If applicable, what is the current shoreline master program designation of the site?

Suburban

h. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify.

Proposed dwelling is within
200' of May Creek, no closer than existing
SFR

i. Approximately how many people would reside or work in the completed project?

not sure

j. Approximately how many people would the completed project displace?

none

k. Proposed measures to avoid or reduce displacement impacts, if any:

n/a

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

Single family residence &
Single family residence zoning

9. Housing

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

1

- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

0

- c. Proposed measures to reduce or control housing impacts, if any:

duplexing replacement, no known impacts.

10. Aesthetics

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

single story SFR.

- b. What views in the immediate vicinity would be altered or obstructed?

none

- c. Proposed measures to reduce or control aesthetic impacts, if any.

S.F.R., residential zoning

11. Light and Glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

none

- b. Could light or glare from the finished project be a safety hazard or interfere with views?

no

- c. What existing off-site sources of light or glare may affect your proposal?

none

- d. Proposed measures to reduce or control light and glare impacts, if any.

no known impacts.

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity?

none

- b. Would the proposed project displace any existing recreational uses? If so, describe.

no

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any.

S.F.R. no known negative impacts.

13. Historic and Cultural Preservation

- a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.

no

- b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.

none known

- c. Proposed measures to reduce or control impacts, if any.

no known impacts

14. Transportation

- a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any.

~~no~~ Powell Lane, 1st ave W., 1st st.
& Hwy 2

- b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop and where is it?

No. not directly

- c. How many parking spaces would the completed project have? How many would the project eliminate?

none, driveway

d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).

no

e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

no

f. How many vehicular trips per day would be generated by the completed projects? if known, indicate when peak volumes would occur.

10

g. Proposed measures to reduce or control transportation impacts, if any.

replacement of dwelling, no additional transportation impacts

15. Public Services

a. Would the project result in an increased need for public services (for example, fire protection, police protection, health care, schools, other)? If so generally describe.

no

b. Proposed measures to reduce or control direct impacts on public services, if any.

SFR replacement with no additional impacts.

16. Utilities

a. Circle utilities currently available at the site: Electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other.

b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed. Electricity, water and septic will be hooked up by the mobile home company. (superior homes of Afe)

C. SIGNATURE

THE ABOVE ANSWERS ARE TRUE AND COMPLETE TO THE BEST OF MY KNOWLEDGE. I UNDERSTAND THAT THE LEAD AGENCY IS RELYING ON THEM TO MAKE ITS DECISION.

Signature: [Signature]
Date Submitted: 1/8/10

D. SUPPLEMENTAL SHEET FOR NON-PROJECT ACTIONS

Because these questions are very general, it may be helpful to read them in connection with the list of elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

no likely increases anticipated

Proposed measures to avoid or reduce such increases are:

none

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

not likely

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

proposed dwelling location keeps septic in existing location.

3. How would the proposal be likely to deplete energy or natural resources?

not likely

Proposed measures to protect or conserve energy and natural resources are:

none

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection: such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

project is for the replacement of existing dwelling, no additional work anticipated.

Proposed measures to protect such resources or to avoid or reduce impacts are:

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

The use of erosion control measures as of required by the city.

11

The new structure is compatible with all city codes.

Proposed measures to avoid or reduce shoreline and land use impacts are:

no adverse impacts anticipated

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

wont increase demands on transportation or public services.

Proposed measures to reduce or respond to such demand(s) are:

n/a.

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

20' too close to May Creek.
existing building is 80' from
the creek.

Proposal doesnt conflict with local
state or federal laws for protection
of the environment.

All city codes and ordinances to
be followed.

**CITY OF GOLD BAR
DETERMINATION OF NON-SIGNIFICANCE**

PROJECT:

THRESHOLD DETERMINATION: Determination of Non-Significance (DNS)
DATE OF ISSUANCE: January 3, 2010
APPLICANT: Brandi Breckenridge
111 Powell Lane
Gold Bar, WA 98251
CONTACT PERSON: John Light, City of Gold Bar
PROPOSAL LOCATION: 111 Powell Lane, Gold Bar, WA
PROPOSAL DESCRIPTION: Remove existing dwellings and place new
single family dwelling in same location.
This proposal reduces the 100' required
May Creek setback to 81'.
LEAD AGENCY: City of Gold Bar

Threshold determination:

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request.

Comments and Appeal:

This DNS is issued under WAC 197-11-340(2); the lead agency will not act upon this proposal for 14 days from the signature date below.

Any interested party may submit written comments on this determination. The City of Gold Bar must receive written comments or appeals before 5:00 PM, on February 17, 2010. Any appeal shall state with specificity the reason why the determination should be revised. Comments should be addressed to the responsible official designated below.

If you have any questions concerning this application, please contact John Light at (360) 793-1101.

RESPONSIBLE OFFICIAL: John Light
ADDRESS: City of Gold Bar
107 5TH Street
Gold bar, WA 98251



Signature of Responsible Official

1-3-2010
Date

**NOTICE OF PUBLIC HEARING
PLANNING COMMISSION
CITY OF GOLD BAR, WASHINGTON**

**TUESDAY, FEBRUARY 23, 2010
111 POWELL LANE
VARIANCE REQUEST**

Notice is hereby given that the Gold Bar Planning Commission will hold a Public Hearing on Tuesday, February 23, 2010, at 7 PM at City Hall, 107 5th Street, Gold Bar, WA.

The purpose of the hearing is to obtain public testimony regarding the reduction of the required 100-foot setback from May Creek to an 81-foot setback. The property is located at 111 Powell Lane, also known now as the Breckenridge property. The applicant for the proposed single-family dwelling is Ms. Brandi Breckenridge.

The City of Gold Bar Critical Areas Ordinance #593 and the City of Gold Bar Shoreline Management Master Program identify May Creek as a Type-2 stream. The required setback from a Type-2 stream is 100 feet.

The application was determined to be technically complete for processing on January 22, 2010. The State Environmental Policy Act (SEPA) process began on February 3, 2010. The property was posted, and notice distributed, at that time. The SEPA process shall end at 5pm on February 17, 2010. Completed application material evaluating the proposed project referred to as the Dunlap Variance Request may be reviewed at City Hall, 107 5th Street, Gold Bar, WA.

It is the right of any person to review and comment on the application, receive notice of and participate in any hearings, request a copy of decisions once made and exercise any rights of appeal. Comments must be in writing and delivered to City Hall by 5 PM, Wednesday, February 17, 2010.

John Light



Public Works Director

CITY OF GOLD BAR

Variance Request

**111 Powell Lane
Gold Bar, WA**

Staff Report and Recommendation

1.	Application Information.....	1
11.	Public Comment Received.....	2
111.	Variance Criteria and Review Analysis-Findings.....	3
1V.	Conclusions.....	4
V.	Recommendations and Conditions.....	5

1. APPLICATION INFORMATION

- | | |
|--------------------------|---|
| 1. Applicant/Owner | Brandi Breckenridge
111 Powell Lane
Gold Bar, WA 98251 |
| 2. Location | 111 Powell Lane
Gold Bar, WA
Lot #16 of Garrett Addition |
| 3. Permit Requested | Shoreline Variance |
| 4. Proposal | The reduction of the required 100' set-back adjacent to May Creek to 81' |
| 5. Comprehensive Plan | Single Family |
| 6. Zoning | R 9,600 (single family residential – 9,600 SF lots) |
| 7. Shoreline Environment | Suburban Environment – Section IV(D) of the Gold Bar SMP |
| 8. Permit Process | City Administrator Decision, per Shoreline Master Program, section VII(B), and processed per section VII(H) and(I). |

(H)- Shoreline Substantial Development Permit- Project is exempt- SMP Section VI(B10)- *“The construction of one single family residence by a property owner specifically for his or her occupancy or that of family members and all normal appurtenant structures and uses are exempt from the substantial development permit process. As with all exempt developments, these projects must still comply with this Program and all applicable variance and conditional use permit requirements.”*

(I)- A variance is required to reduce the 100' set-back requirement to 81'.

9. Review Process This is a request for a Set-Back Variance as required in the Gold Bar SMP, adopted July 22, 1999. SectionVII(I).
10. Staff Review Certificate of Applicant Status January 13, 2010
- Shoreline Management Plan Variance Request
 January 13, 2010
- SEPA Checklist submitted January 13, 2010
- Property posted on February 3, 2010
- SEPA and Variance request determination published in the
 Everett Herald on February 9th and 16th.
11. Planning Commission The Planning Commission will review the proposal and
Review accept public comment at a public hearing to be held on
 January 23, 2010.
 The Planning Commission will make a recommendation to
 the City Council for approval or denial on the request.
12. City Council The City Council will review and make a decision on the
 on the variance request at a date and time to be determined.

11. PUBLIC COMMENT PERIOD

Any interested party may submit written comments on this determination. The City of Gold Bar must receive written comments or appeals before 5:00 pm, on February 17, 2010. Any appeal shall state with specificity the reason why the determination should be revised. Comments should be addressed to John Light, 107 5th Street, City of Gold Bar.

111. VARIANCE CRITERIA ANALYSYS

The following minimum criteria for a variance are established by Gold Bar Municipal Code 17.72.020. Each individual request for approval is addressed separately. The applicant has burden of meeting all the criteria for approval of the specific requests relating to this variance.

- A. *There are special circumstances applicable to the subject property or to the intended use, such as shape, topography, location or surroundings that do not apply generally to the other property or class of use in the same vicinity and zone;*
- B. *Such variance is necessary for the preservation and enjoyment of a substantial property right or use possessed by other property in the same vicinity and zone but which because of special circumstances is denied to the property in question;*
- C. *The granting of such variance will not be materially detrimental to the public welfare or injurious to the property or improvements in the vicinity and zone in which the subject property is located;*
- D. *The granting of such variance will not adversely affect the comprehensive plan.*

Facts:

A mobile home with detached buildings currently exists on the property. The existing mobile home is located approximately 81' from the ordinary high water mark of May Creek. An existing deck is attached to the residence terminating approximately 68' from the May Creek ordinary high water mark. Detached outbuildings are located between May Creek and the existing deck.

The area located between May Creek and the structures is planted in grass.

The applicant will be required to obtain a demolition permit to remove the existing mobile home .

Many single family residences in close proximity to the proposal are located within the 100' May Creek set-back.

The existing septic drain field is located within the required front yard set-back.

The applicant is proposing to remove the existing 14' X 16' mobile home and replace it with a new 56' X 26' modular home. The proposed replacement structure will not encroach any closer to May Creek than the existing structure.

Building within a floodplain is permitted. Building within a floodway is not permitted. A portion of the property is located within the one hundred year floodplain, not a floodway. A flood plain elevation certificate, with minimum floor elevation, is required for the new structure.

Criteria Findings

City of Gold Bar Variance Criteria	Does the proposal meet the Gold Bar variance criteria listed below for the following?
	Set-Backs
CRITERION A	YES
CRITERION B	YES
CRITERION C	YES
CRITERION D	YES

IV. CONCLUSIONS

The proposal meets all required criteria for approval of the variance.

V. RECOMMENDATIONS AND CONDITIONS

The proposal meets all requirements for variance approval. All required information has been submitted to the city. Public comment has been considered in the staff recommendation.

Gold Bar city staff recommends *approval* of the requested variance.

RECEIVED
FEB 17 2010
BY: [Signature]

February 17, 2010

To: City of Gold Bar

From: Lynda Killingsworth and Richard Richter

Re: The Reduction of the required 100-foot setback from May Creek to an 81-foot setback.

I would like to mention just a few of my concerns regarding the variance request at 111 Powell Lane.

I would like to address the proposal to change the existing 100- foot requirement to an 81-foot requirement from house to May Creek. Although at this current time we are only considering one dwelling moving closer to May Creek, I am sure the number of dwellings/buildings that will move closer to the creek in the near and distant future will greatly increase after implementing this new proposal.

For example, I currently live next to a wooded, empty lot in Gold Bar that I see as a prime location for the owner/or builder to build extremely close to the creek (with the new proposed change to 81 feet). I believe this would eventually have a negative impact on a Creek that is home to much wildlife, not to mention salmon, potentially changing the face and dynamics of May Creek.

Is the City of Gold ready to allow anyone living along May Creek to move their dwelling closer to the creek? As I see it, you do not have much choice in this – unless of course you are going to play favorites, a problem in this city!

In the specific area in question (Garrett Addition), there have been several single-wide mobile homes that have been torn down and replaced with small single family dwellings. One of which was on May Creek. As far as I know, (there was never a proposed land use action /change). The new house was not moved closer to May Creek.

I am not in favor of implementing this change, especially so quickly and in light of the fact that I never received any notification of this proposal in the mail. I found out about it through another Gold Bar resident. I have to wonder who else was not notified of this proposal. Please reconsider not implementing this proposal.

Thank you for your time and consideration,

Lynda Killingsworth

Lynda Killingsworth

Richard Richter

Richard Richter

**CITY OF GOLD BAR
PLANNING COMMISSION
Tuesday 26, 2010**

CALL TO ORDER and ROLL CALL

Meeting was called to order by acting Chair Norris, all Planning Commissioners were in attendance. Public Works Director John Light and Utility Clerk Denise Beaston were also in attendance.

AGENDA APPROVAL

Planning Commissioner Blake made a motion to approve the agenda as written with Commissioner Williams seconding the motion. Agenda was approved by consensus of the Planning Commission.

MINUTES APPROVAL

Commissioner Norris made a motion to approve the minutes for Tuesday, November 24, 2009 and Tuesday, January 12, 2010 as written. Commissioner Williams seconded the motion. There was some discussion on the minutes from January 12, 2010. Minutes for Tuesday, November 24, 2009 were approved as written; minutes for Tuesday, January 12, 2010 were approved with correction.

STAFF REPORTS

Utility Clerk Denise Beaston briefly explained that the Planning Commission ~~would that they~~ now had a copy of the Exterior Design Standards and a couple of other documents that went along with it. Much discussion ensued on the documents. She then went over the Animal Control Ordinance documents and the reason for needing it updated. Mrs. Beaston briefly touched on the Everett Animal Shelter Contract. Some discussion ensued.

Public Works Director John Light gave a brief report of Mary Swanson Plat which will not be going before the Planning Commission, but wanted them to be informed about what is taking place. There was much discussion between the Planning Commissioners and Mr. Light on this subject.

Commissioner Blake had concerns on when the 803 Orchard Avenue house would be getting cleaned up. Utility Clerk Beaston stated that she had been in contact with the owner and that the owner was working on getting a dumpster.

Chair Norris questioned what was going on with the whole at the corner of 9th and Orchard. Public Works Director John Light stated he would find out.

CITIZENS COMMENTS

None

PUBLIC HEARING: Jake Sharpe Variance Request, 604 Orchard Avenue

Planning Commissioner Norris opened up the Public Hearing at 7:30PM. Commissioner Norris read the Quasi Judicial Document. See attached document. All Commissioners stated no to having any communications on this Public Hearing information.

Public Works Director John Light gave a brief staff report on the Jake Sharpe Variance Request. Much discussion ensued.

Property owner Jake Sharpe, 32901 138th St. SE, Sultan, gave a brief explanation of the project and the reason behind needing a variance request. His plan is to sell solar panels and things of that nature, would also like to possibly have a plug in for electric cars. There was some brief discussion.

Chair Norris closed the Public Hearing at 7:48PM.

Chair Norris gave a brief explanation of what the Planning Commissioners duties where in regards to the Public Hearing. There was a brief discussion on this issue.

Commissioner Strom made a motion to approve the Variance Request with Commissioner Williams seconding the motion. There was a consensus between the Planning Commission to forward the recommendation of approval for the Variance Request at 604 Orchard Avenue to the City Council. ³

NEW BUSINESS

1.) Appoint Chair

Planning Commissioner Blake made a motion to appoint Commissioner Norris as Planning Commission Chair, Commissioner Wood seconded the motion. Planning Commissioner Norris was appointed Chair of the Planning Commission by consensus.

2.) Appoint Chair Pro-Tem

Planning Commissioner Blake made a motion to appoint Commissioner Strom as Chair Pro-Tem with Chair Norris seconding the motion. Motion was passed by consensus.

There was some discussion on scheduling the Planning Commission Meetings to be held only on the fourth Tuesday of the month, unless there is a pressing issue, and then the Planning Commission will hold a meeting on the first Tuesday of the month.

3.) Animal Control Ordinance Update

Utility Clerk Denise Beaston briefly went over the Animal Control Ordinances that had been handed out to the Commission. Much discussion ensued on the issue of animal control. Chair Norris stated that he would work on the Ordinance since he is familiar on how to do them. Animal Control Ordinance Update will be moved to Old Business item 1 for the next Planning Commission meeting.

OLD BUSINESS

1.) Exterior Construction Design Guidelines

There was a brief discussion on the documents that were handed out on the Exterior Construction Design Guidelines. Planning Commissioner Wood stated that he would work on the Exterior Construction Design Guidelines and put them in word document. Exterior Construction Design Guidelines will be tabled until the next Planning Commission Meeting; it will be listed as item number 2.

CITIZEN COMMENTS

None

ADJOURNMENT

Commissioner Chair Williams called for adjournment with Commissioner Strom seconding the motion. Meeting adjourned by consensus of the Planning Commission.

ATTEST:

Chair Rich Norris

Denise Beaston, Utility Clerk











