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Sagit County Auditor

Return Address:

Town of Hamilton

PO Box 528

Hamilton WA 98255

Document Title:

Ordinance 344 Establishing zoning for annexation
of P41064 and P41077

Reference Number (if applicable): _____

Grantor(s):

☐ additional grantor names on page ____.

1) Town of Hamilton

2) _____

Grantee(s):

☐ additional grantor names on page ____.

1) Public

2) _____

Abbreviated Legal Description:

☒ full legal on page(s) 2.

East $\frac{1}{2}$ of the east $\frac{1}{2}$ of the southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$
in Section 11, Township 35 North, Range 6 East, W.M.

Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ in Section 11, Township
35 North, Range 6 East, W.M.

Assessor Parcel /Tax ID Number:

☐ additional parcel numbers on page ____.

P41064

P41077

ORDINANCE NO. 344

ESTABLISHING ZONING FOR LAND FOLLOWING ANNEXATION AS HAMILTON RESIDENTIAL AS DEFINED BY SKAGIT COUNTY FOR PROPERTY KNOWN AS ASSESSOR'S PARCEL NUMBER 41064 AND 41077, SITUATED IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON

WHEREAS, the Town of Hamilton has annexed the territory described below by ordinance of even date; and

WHEREAS, the site consists of approximately 42 acres of land that is being zoned following annexation, to the same as the current County zoning of Hamilton Residential until it is rezoned,

WHEREAS, the Town Council conducted a duly advertised public hearing on the proposed action on July 8th, 2019 and made a recommendation for approval on July 9th; and

NOW THEREFORE, THE TOWN COUNCIL OF THE TOWN OF HAMILTON, WASHINGTON, DO ORDAIN AS FOLLOWS:

SECTION 1. The real property described in Exhibit A attached hereto and incorporated herein by this reference as if fully set forth shall continue to be zoned Hamilton Residential as defined by Skagit County.

SECTION 2. This ordinance shall be in full force and effect on the latter of five days after its passage, approval and publication as provided by law, or the effective date of annexation of the property described herein.

INTRODUCED AND PASSED and approved at a regular meeting of the Town Council of the Town of Hamilton this 8th day of October 2019.


Joan Cromley, Mayor

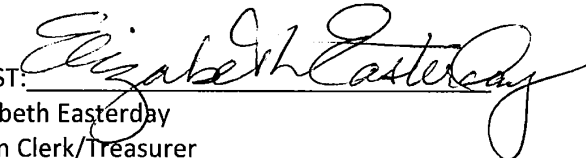
ATTEST: 
Elizabeth Easterday
Town Clerk/Treasurer

EXHIBIT A**PARCEL: 41064**

The East 1/2 of the East 1/2 of the Southwest 1/4 of the Southeast 1/4 in Section 11, Township 35 North, Range 6 East, W.M.; EXCEPT county roads as granted under Auditor's File Nos. 39103 and 39104, records of Skagit County, Washington; that portion acquired by the State of Washington for highway purposes by deed recorded February 25, 1965 under Auditor's File No. 662552 and by condemnation action under Skagit County Superior Court Cause No. 25059. ALSO EXCEPT additional portions thereof, if any, lying within the existing road right-of-way known as the Walders Road.

PARCEL 41077:

The Southeast 1/4 of the Southeast 1/4 in Section 11, Township 35 North, Range 6 East, W.M.; EXCEPT that portion thereof conveyed to Skagit County for road purposes by deed recorded April 6, 1903 as Auditor's File No. 43666. ALSO EXCEPT that portion acquired by the State of Washington for highway purposes, by deed recorded February 25, 1965 under Auditor's File No. 662552 and by condemnation action under Skagit County Superior Court Cause No. 25059. ALSO EXCEPT additional portions thereof, if any, lying within the existing road right-of-way known as the Walders Road.

14.16.380 Hamilton Residential (HR).

(1) **Purpose.** The purpose of this district is to protect land in the unincorporated portion of the Hamilton Urban Growth Area from premature land division and development that would preclude efficient transition to urban development and impede fulfillment of the goals contained in the Hamilton Comprehensive Plan and 2007 Comprehensive Subarea Plan. These lands are identified as future additions to the town of Hamilton which will be added to the town through annexation as needed for urban development.

(2) **Permitted Uses.**

- (a) Agriculture.
- (b) Agricultural accessory uses.
- (c) Aquaculture.
- (d) Campground, primitive, as long as there is no conversion of resource land and the campground does not interfere with resource management.
- (e) Cultivation and harvest of forest products or any forest crop in accordance with the Forest Practices Act and any regulations adopted pursuant thereto.
- (f) Detached single-family residential dwelling and residential accessory uses.
- (g) Family day care provider.
- (h) Farm-based business carried on exclusively by a member or members of a family residing on the farm and employing no more than 3 nonresident full-time equivalent employees.
- (i) Historic sites open to the public that do not interfere with the management of forest land.
- (j) Home-Based Business 1.
- (k) Seasonal roadside stands not exceeding 300 square feet.
- (l) Maintenance, drainage.
- (m) Net metering system, solar.
- (n) Repair, replacement and maintenance of water lines with an inside diameter of 12 inches or less.
- (o) Recycling drop box facility, accessory to a permitted public, institutional, commercial or industrial use.

(3) **Administrative Special Uses.**

- (a) Bed and breakfast, subject to SCC 14.16.900(2)(c), provided no new structures are constructed or expanded in building footprint outside of the home for lodging purposes.
- (b) Co-housing as part of CaRD, subject to SCC 14.18.300 through 14.18.330.

(c) Expansion of existing minor utility or public uses; provided, that the expansion is designed to minimize the amount of land utilized and meets item (i) or (ii) as well as item (iii) of the following requirements:

- (i) It is located within the existing building envelope which may include the required landscaping of the existing use;
- (ii) It will be sited on existing impervious surface or within existing right-of-way;
- (iii) The applicant has proven that there is no other viable alternative to providing the expansion in the Hamilton Urban Reserve zone.

(d) Home-Based Business 2.

(e) Minor public uses related to the provision of emergency services where there is no other viable parcel to serve the affected area. Applicants shall demonstrate the need to locate the use in the Hamilton Urban Reserve zone, and provide analysis of alternatives to the development of the use within the zone.

(f) Minor utility developments.

(g) Riding clubs and stables if accessory to the existing resource use and no new structures are constructed.

(h) Temporary events, provided no permanent structures are constructed.

(i) Temporary manufactured home.

(j) Trails and primary and secondary trailheads.

(4) Dimensional Standards.

(a) Setbacks, Primary Structures.

- (i) Front: 50 feet.
- (ii) Side: 50 feet.
- (iii) Rear: 50 feet.

(b) Setbacks, Accessory Structures.

- (i) Front: 50 feet.
- (ii) Side: 50 feet.
- (iii) Rear: 50 feet.

(c) Setbacks from NRL lands shall be provided per SCC 14.16.810(7).

(d) Maximum height: 40 feet.

(i) Height Exemptions. Flagpoles, ham radio antennas, church steeples, water towers, meteorological towers, and fire towers are exempt. The height of personal wireless services towers is regulated in SCC 14.16.720.

(e) Minimum lot size: 1/16th of a section of land or 40 acres. Smaller lot sizes may be allowed through a CaRD or as provided for through SCC 14.16.860, provided the design accommodates future urban development.

(f) Minimum lot width: 400 feet.

(g) Maximum lot coverage: 10,000 square feet or 10% of the lot area, whichever is greater.

(5) Additional requirements related to this zone are found in SCC 14.16.600 through 14.16.900 and the rest of the Skagit County Code. (Ord. O20170006 § 1 (Att. 1); Ord. O20160004 § 6 (Att. 6); Ord. O20110007 Attch. 1 (part); Ord. O20090010 Attch. 1 (part); Ord. O20080012 (part); Ord. O20080010 (part))