

NOTICE OF MODIFIED DECISION
BEFORE THE SKAGIT COUNTY HEARING EXAMINER

Applicants: Tom and Delores Holtcamp
9970 Holtcamp Road
Sedro-Woolley, WA 98284

Request/File No: Special Use Permit, PL10-0524

Location: 22232 Cook Road, within a portion of NW1/4SW1/4 Sec. 23,
T35N, R4E, W.M.; Parcel #P37317

Land Use Designation: Rural Reserve

Summary of Proposal: To develop and operate a 65-lot Recreational Vehicle (RV)
developed campground.

SEPA Compliance: Mitigated Determination of Non-Significance (MDNS), issued
March 17, 2011. No appeals.

Public Hearing: June 22, 2011. Five neighbors testified in opposition. Planning
and Development Services (PDS) recommended approval.

Decision: Approval, subject to conditions.

Reconsideration: A Motion for Reconsideration was timely filed on July 29, 2011.
The motion objected that certain conditions were too onerous.
The Examiner granted the motion and modified the decision

Appeal: The decision may be appealed to the Board of County
Commissioners by filing an appeal with PDS within 14 days
of the decision on reconsideration.

Online Text: The entire decision can be viewed at
www.skagitcounty.net/hearingexaminer

ORDER MODIFYING DECISION

The applicants (Holtcamps) timely filed a Motion for Reconsideration following the issuance of the original decision on July 19, 2011. The Motion objected to Conditions 10, 11, 13, and 14 on grounds that they would impose requirements that would in some cases render the project not viable and in others put this enterprise at a significant competitive disadvantage.

The purpose of the conditions objected to was to insure appropriate separation between the RV Park use and neighboring residential areas and to assure observance of appropriate rules of guest behavior.

On reflection, the Examiner is persuaded that adequate separation can be achieved by the modifications sought and that guest behavior will be sufficiently controlled by the modifications sought.

Accordingly, the original decision of July 19, 2011 is hereby revised as follows

FINDINGS: Modifications are made to the numbered findings as follows:

"19. While the proposed park follows a standard type of layout, there is no legal basis for rejecting the proposal from the standpoint of design. The critical factor is compatibility with existing and planned land use in the vicinity. The proposal will introduce a new use into an area devoted now to agricultural and single-family residential uses. The principal ameliorating factor will be landscaping. The landscaping plan shows the interior borders with Type 2 landscaping. Type 2 landscaping is intended to provide a visual separation between uses. The applicant intends to retain existing boundary trees and as many others as possible. Both evergreen and deciduous trees and shrubs will be planted to achieve the screening. In addition the entire perimeter of the park will be fenced. All open areas not specifically landscaped will be in lawn."

"20. In addition to visual screening the applicants intend to make every effort to run the park in a way that will minimize intrusions on neighboring uses. Park rules will be posted. Among other things, the rules will specify the hours when quiet is to be maintained. No campfires will be permitted. The owners and/or a host/caretaker will monitor the site to insure that rules are observed. Maintenance of the landscaping and keeping the landscaped areas clean will be required. Although long-term stays are not expected, the management will enforce the 180-day-stay limit."

"23. The concerns about compatibility are more subjective. The fencing and landscaping will be essential to achieving appropriate separation. These features will enhance

security both within the park and outside. Along the area adjacent to residences, the Examiner believes that the density of plantings should be increased beyond what is required by Type 2 to ensure a visual barrier. Furthermore the rules of the park will need to be enforced and management will need to work diligently to maintain the good appearance of the premises. Considering that developed campgrounds are allowed by permit within the zone, the Examiner finds that, with the conditions imposed, the proposal will meet the compatibility requirement."

CONDITIONS: Modifications are made to the numbered conditions as follows:

"8. Except as provided in Condition 13, no RV can be occupied or exist on a lot for more than 180 days during any 12-month period."

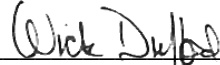
"10. Landscaping shall be Type 2 as shown on the approved landscaping plan. In the areas where houses are located adjacent to the park, the plantings shall be increased to ensure a visual barrier."

"11. A four-foot chain link fence shall be built around the entire property."

"13. The owners and/or a hired host/caretaker shall oversee operations and maintenance at the park. Any host/caretaker's RV shall not be subject to the 180 day per year limitation."

"14. The rules of the park shall be prominently posted. The rules shall include a quiet time from 10 p.m. to 6 a.m. Campfires shall not be allowed."

SO ORDERED, this 29th day of August, 2011.



Wick Dufford, Hearing Examiner

Transmitted to Applicant on August 29, 2011.

See Notice of Modified Decision, for Appeal information.