



Anacortes Planning, Community & Economic Development Department

904 6TH Street / P.O. Box 547, Anacortes, WA 98221

(360) 299-1984 - Office Hours: Mon-Fri 8:00 AM – 5:00 PM

ADMINISTRATIVE DECISION: HOME OCCUPATION PERMIT

Date: July 26, 2021

File Number: Home Occupation Permit, HMO-2021-0002

Proposal: The applicant is requesting a Home Occupation Permit for a home-based Reiki healing practice. The home business would be accessory to the continued residential use of the structure.

FINDINGS OF FACT

1. The subject property is located at 1019 D Ave, Anacortes, WA 98221, and identified by Assessor's Parcel Number: P56198.
2. The subject property is owned by Shawn & Kam Bundy according to Quit Claim Deed recorded November 6, 2002 under AFN: 200211140213.
 - 2.1. Taya Gray is the renting the subject property and is considered the applicant.
3. The subject property is located within the Old Town (OT) zoning district.
4. The subject property is currently developed with a single-family residence (SFR).
 - 4.1. Pursuant to AMC Section 19.47.040(A), home occupations may allow certain activities to be undertaken for gain or profit within a dwelling, or a building accessory to a dwelling, in any zone in which dwellings are present, while maintaining the residential character of the property and avoiding detrimental effects to the surrounding neighborhood.
5. Pursuant to AMC Section 19.20.110, a Determination of Complete Application was issued on June 30, 2021 establishing that the application was complete for processing
6. Pursuant to AMC Section 19.20.080, the Notice of Application was referred to surrounding property owners within 300 ft., jurisdictional agencies, and departments of the City. These agencies and surrounding property owners were notified on July 7, 2021, with comments due on July 21, 2021.
7. Pursuant to AMC Section 19.51.020, a change of use to a more intensive use of property that will result in increased impact (as determined by the Director) to the transportation system, based on the Trip Generation Manual published by the Institute of Transportation Engineers (ITE) for the land use, or other source approved by the city.
 - 7.1. Comments were received from the City's Engineering department on July 13, 2021. However, based on the application materials, no new surfaces are proposed for a parking area. Parking is to occur off-street on the existing driveway.

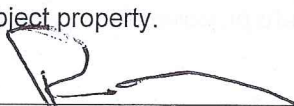
- 7.2. The proposed home occupation plans to see approximately (3) to (5) clients weekly with clients being seen no more than (1) at a time. Due to the scope of the proposed business, traffic impacts are not anticipated to be outside of a normal residential use.
8. Home occupations must meet the required standards and criteria pursuant to AMC Section 19.47.040(C).
- 8.1. The proposed home occupation is not anticipated to create any noise, dust, glare, vibration, odor, hazardous waste, smoke, electrical interference, or other adverse impact on the surrounding residential area.
- 8.2. The principal use of the subject property would continue to be residential. The proposed occupation is to occur in a bedroom within the residence and would total approximately 10% of the floor area of the residence; therefore, the proposed occupation would be under 25% of the floor area of the residence.
- 8.3. The proposed home occupation would be conducted entirely within the SFR and would not have exterior indication of the occupation.
- 8.4. The home occupation is not proposed to employ any person other than the family residing on site.
- 8.5. The applicant proposes to see 3-5 clients in the home office with most of the clients utilizing remote sessions. Parking is proposed to be in the driveway. No more than (1) client is seen at a time; therefore, parking is not anticipated to be problematic.
- 8.6. The home occupation permit would not be transferred to another person and would stay with the current owner's while they own the subject property.
- 8.7. As a condition of approval, the applicant would be required to obtain all required business licenses prior to commencement of the occupation.
- 8.8. The proposed home occupation is not anticipated to create excess noise or traffic outside of normal residential use. Most materials in connection with the occupation would be obtained and delivered by the applicants.

CONCLUSIONS OF LAW

1. The proposed home occupation has been reviewed for consistency with the regulations outlined in AMC Chapter 19.47 regulating Home Occupation Permits in the City of Anacortes.
2. The proposed home occupation permit application was processed consistent with AMC Table 19.20.030-1 for Type 2, Administrative Decision Review.
3. Any Finding of Fact that is more correctly a Conclusion of Law is hereby incorporated as such by this reference.

DETERMINATION

Pursuant to the above analysis, based on the file of record, the proposal, as conditioned, meets the requirements for home occupation permit per AMC Section 19.47.040. The Administrator hereby **CONDITIONALLY APPROVES** the applicant's request to establish a home occupation for a Reiki healing practice on the subject property.



Don Measamer, Director of Planning, Community, & Economic Development

7/26/21

Date

CONDITIONS OF APPROVAL

1. Pursuant to AMC 19.47.040(C)(7), the owner/applicant shall obtain all required business licenses for the proposed home occupation.
2. Pursuant to AMC 19.47.040(C)(5), the applicant shall allocate adequate off-street parking for clients visiting the home occupation.
3. Pursuant to AMC 19.47.040(D), any expansion or change of the nature of the home occupation that does not qualify for a minor permit revision, requires a new permit.

APPEALS

Pursuant to AMC Section 19.20.180, the applicant or any party of record may appeal this administrative decision to the Hearing Examiner by filing a notice of appeal delivered to the City Clerk within 14 calendar days after written notice of the decision is mailed and with the appropriate appeal fees.