

MEMORANDUM

TO: Ian Munce

FROM: John Cawthon

DATE: October 14, 1992

REF: 100 Sunset Blvd. Bed & Breakfast 88-6.

the above mentioned address appears to comply w/the
Conditional Use Permit.

10-8-91

TO: JEAN

FROM: LYLE

SUBJECT: 100 sunset beach
BED: Breakfast COND. use.

The above address
complies to the COND.
use as issued.

Lyle

274-69

SKAGIT COUNTY
DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

Steven G. Wolf, AICP
Director

Betsy D. Stevenson, AICP
Assistant Director

November 18, 1988

Mr. Harold Harker
100 Sunset Beach
Anacortes, WA 98221

RE: On-site Sewage System Evaluation

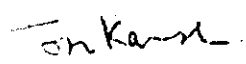
Dear Mr. Harker:

At your request I have reviewed the records we have on file for your existing sewage system. The system was installed under Permit #278 in 1969 and final inspection was made by the Skagit County Health Department. It consists of an aeration tank (in place of a septic tank) and 125 lineal feet of drainfield trench installed in fill material.

The site evaluation and design are lacking details to determine the suitability of this system for your proposed bed and breakfast.

However, as I advised you by phone, the system was approved for a three bedroom home when installed. It does not appear that your bed and breakfast proposal (limited to a maximum of six people per day) will have an adverse impact on your sewage system. Conversely, your bed and breakfast operation should have no greater impact on public health than does your present three bedroom residential use. I have no objection to this conversion.

Sincerely,



Tom Karsh
Health Unit Manager

/s/ Corrine Story, Health Department
Ed Frank, City of Anacortes Building Department

NOV 25 1988



ANACORTES PLANNING & COMMUNITY DEVELOPMENT DEPT.
(INCLUDING BUILDING AND PERSONNEL DEPARTMENTS)
P.O. BOX 547, ANACORTES, WA 98221
IAN MUNCE, DIRECTOR

October 10, 1988

Mr. Hal Harker
100 Sunset Beach
Anacortes, WA 98221

Dear Mr. Harker:

At the October 3, 1988 meeting, the Anacortes City Council voted unanimously to issue a Conditional Use Permit for a **three bedroom** Bed & Breakfast establishment at 100 Sunset Beach. This letter shall serve as that permit.

I have enclosed a Business License application. Please fill out the top portion and return to Ed Frank, Building Official, City of Anacortes, P.O. Box 547. Any questions you may have regarding licensing, signs, etc., should be directed to Mr. Frank at 293-1901.

Thank you for participating in the application and hearing process.

Sincerely,

CITY OF ANACORTES

Ian S. Munce, AICP
Director of Planning and
Community Development

ISM:kj

cc: Ed Frank, Building Official
Corinne L. Story, Department of Health



| | |
|--|------------------------------------|
| To JAN MUNCE | From Ed FRANK |
| Company/location PERMITS | Company/location PERMITS |
| Subject HARKER CONDITIONAL USE | Date 6 OCT 88 2: PM |

CONNIE SJOBY of SKAGIT County HEALTH DEPT.
 REQUESTS we HOLD Mr HARKER'S BEB LICENSE UNTILL
 He PROVIDES THE HEALTH DEPT. WITH DATA SHOWING
 HIS SEPTIC SYSTEM IS ADEQUATE FOR the expected
 ADDITIONAL USAGES.

SKAGIT COUNTY

DEPARTMENT of HEALTH

SKAGIT COUNTY ADMINISTRATION BLDG., ROOM 301
205 WEST KINCAID STREET
MOUNT VERNON, WASHINGTON 98273-4292

PHONE 336-9380

October 7, 1988

Mr. Hal Harker
100 Sunset Beach
Anacortes, WA 98221

Re: Aeration Septic Disposal System

Dear Mr. Harker:

This letter is a follow-up to our conversation yesterday.

As we discussed, it is necessary for you to gain approval of your on-site septic disposal system by the Skagit County Permit Center prior to opening your bed and breakfast.


Section 248-84-040(2) of the State food code states that all sewage shall be disposed of in a . . . sewage disposal system approved by the health officer. Since we hope to be licensing you as a food establishment, it is necessary for you to meet these regulations.

You agreed to contact Tom Karsh of the Permit Center to begin this process. As soon as we know where we stand on this issue, we can begin the process of licensing your home as a bed and breakfast.

Thanks for your cooperation!

Sincerely,

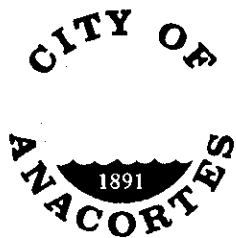
Carolyn Milat
Director of Public Health



Corinne L. Story
Environmental Health Specialist II

/cs

cc: Skagit County Permit Center - Sewage
Anacortes Building - Ed Frank



ANACORTES PLANNING & COMMUNITY DEVELOPMENT DEPT.
(INCLUDING BUILDING AND PERSONNEL DEPARTMENTS)
P.O. BOX 547, ANACORTES, WA 98221
IAN MUNCE, DIRECTOR

TO: City Council
FROM: Ian Munce, Planning Director
SUBJECT: Proposed Bed and Breakfast by Mr. & Mrs. Hal Harker for 100 Sunset Beach
DATE: September 19, 1988

Attached is the application submitted by Mr. & Mrs. Harker. A public hearing has been scheduled before the City Council for October 3rd.

The Planning Commission considered this item at their public hearing and meeting September 14th, and unanimously recommended that you issue a conditional use permit for the three bedroom bed and breakfast establishment requested by the Harkers.

IM:sk

October 3, 1988

City Council

Public Hearing - Conditional Use - Bed & Breakfast - 100 Sunset Beach

Mayor Rice opened the Public Hearing to take comments on an Conditional Use Application to conduct a Bed & Breakfast Establishment at 100 Sunset Beach. Mr. William Suryan, 915 N. 201st, Seattle, owner of property adjacent to the applicant, expressed concern over lack of parking and a potentially inadequate septic system. Mr. Harker defined his aeration system, and stated there would be adequate parking. The request is for the use of three bedrooms for the Bed and Breakfast. There were no further comments and the Mayor declared the Public Hearing closed. Mr. Maxwell moved and Mrs. Smith seconded that the Conditional Use Application be approved. Vote: Ayes - Smith, Rock, Maxwell, Separovich, Brown, Lian. Motion carried.

9-14-88

Planning Commission

The Chair then opened a public hearing on an application by Mr. Harker to establish a bed and breakfast establishment at his residence at 100 Sunset Beach Road. The Planning Director informed the Commission that the public hearing notice had been published and neighbors within 300' had been notified of this proposal. There was no public testimony on this project. The public hearing was closed. Mrs. Jackson moved that the Planning Commission recommend to the City Council that a conditional use permit be issued for the 3-bedroom use requested. The motion was seconded by Mr. Welk. Motion carried.

CERTIFICATION OF MAILING

I, Kathleen Janke, certify that I mailed, postage prepaid, copies of the foregoing document on the 15th day of Sept., 1988, to each of the following-named parties at the last known post office addresses, with the proper postage affixed to the respective envelopes:

Document: Notice of Public Hearing

Roland & Virginia Culbertson
1017 Puget Way
Anacortes, WA 98221

Boris & Anne Olich
1015 Puget Way
Anacortes, WA 98221

ANACORTES AMERICAN

P.O. Box 39, Anacortes, WA 98221

Affidavit of Publication

In the Superior Court of the State of Washington In and For Skagit County

The Matter Of A-432

STATE OF WASHINGTON
County of Skagit ss.

The undersigned, being first duly sworn on oath deposes that he is principal clerk of the Anacortes American, a weekly newspaper. That said newspaper has been approved as a legal newspaper by the Superior Court of Skagit County and it is now and has been for more than six months prior to the date of the publication hereinafter referred to, published in the English language continually as a daily newspaper in Skagit County, Washington, and it is now and during all of said time was printed in an office maintained at the aforesaid place of publication of said newspaper.

That the annexed is a true copy of an advertisement, with publication dates, as it was published in regular issues (and not in supplemental form) of said newspaper commencing with

the issue of September 21 19 88
and ending with

the issue of September 21 19 88

That such newspaper was regularly distributed to its subscribers during all of said period. That the full amount of the fee charged for the foregoing in the sum of
\$ 10.95

Clara M. Brooks
Clerk

Subscribed and sworn to before me this
26th day of September 19 88

Sheet
Notary Public and for the State of Washington, Residing in Mount Vernon

Clerk's Filing Stamp:

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY given that Mr. Hal Harker has filed a Conditional Use application with the City of Anacortes Planning Department to locate a Bed-and-Breakfast establishment at 100 Sunset Beach. The Public Hearing will be held on the evening of October 3, 1988 in the City Council Chambers of the Anacortes Municipal Building, 6th and "Q" Ave., Anacortes, WA., at 7:30 p.m. The hearing will be before the Anacortes City Council.

Anyone wishing to comment on this application will be heard at the above stated place and time.

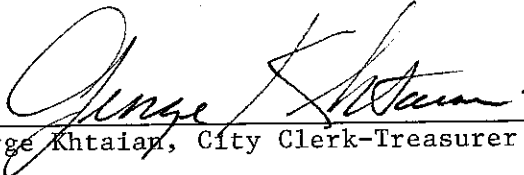
George Khtalan
City Clerk-Treasurer

Publish: September 21, 1988. (AA-432)

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY given that Mr. Hal Harker has filed a Conditional Use application with the City of Anacortes Planning Department to locate a Bed-and-Breakfast establishment at 100 Sunset Beach. The Public Hearing will be held on the evening of October 3, 1988 in the City Council Chambers of the Anacortes Municipal Building, 6th and "Q" Ave., Anacortes, WA., at 7:30 p.m. The hearing will be before the Anacortes City Council.

Anyone wishing to comment on this application will be heard at the above stated place and time.


George Khtaian, City Clerk-Treasurer

PUBLISH: Sept. 21, 1988

APPLICATION TO PLANNING COMMISSION COUNCIL

FOR CONDITIONAL USE PERMIT

Pd 7/19/88
rec # 40312

APPLICANT: Mr & Mrs HAL HARKER DATE: July 18, 1988

MAILING ADDRESS OF APPLICANT: 100 SUNSET BEACH

OWNER OF PROPERTY (IF NOT APPLICANT): Mr & Mrs HAL HARKER

ADDRESS OF PROPERTY INVOLVED: 100 SUNSET BEACH

LEGAL DESCRIPTION OF PROPERTY INVOLVED:
see attached copy 3 bedrooms, 3 rooms.

1. Conditional Use being applied for: Bed & Breakfast

2. Zone designation of property: R2 RL

3. SEPA (State Environmental Policy Act) Checklist required?
If so - attach.

4. Is the use applied for listed under the "Conditional Use" section of the Zone? yes no


If the use is not listed, the Administrator shall make a determination on similarity of the use with listed uses and forward his recommendation to the Planning Commission.

5. Reasons for applying for Conditional Use Permit: Bed & Breakfast

6. Attach list of property owners within 300 feet of property involved.

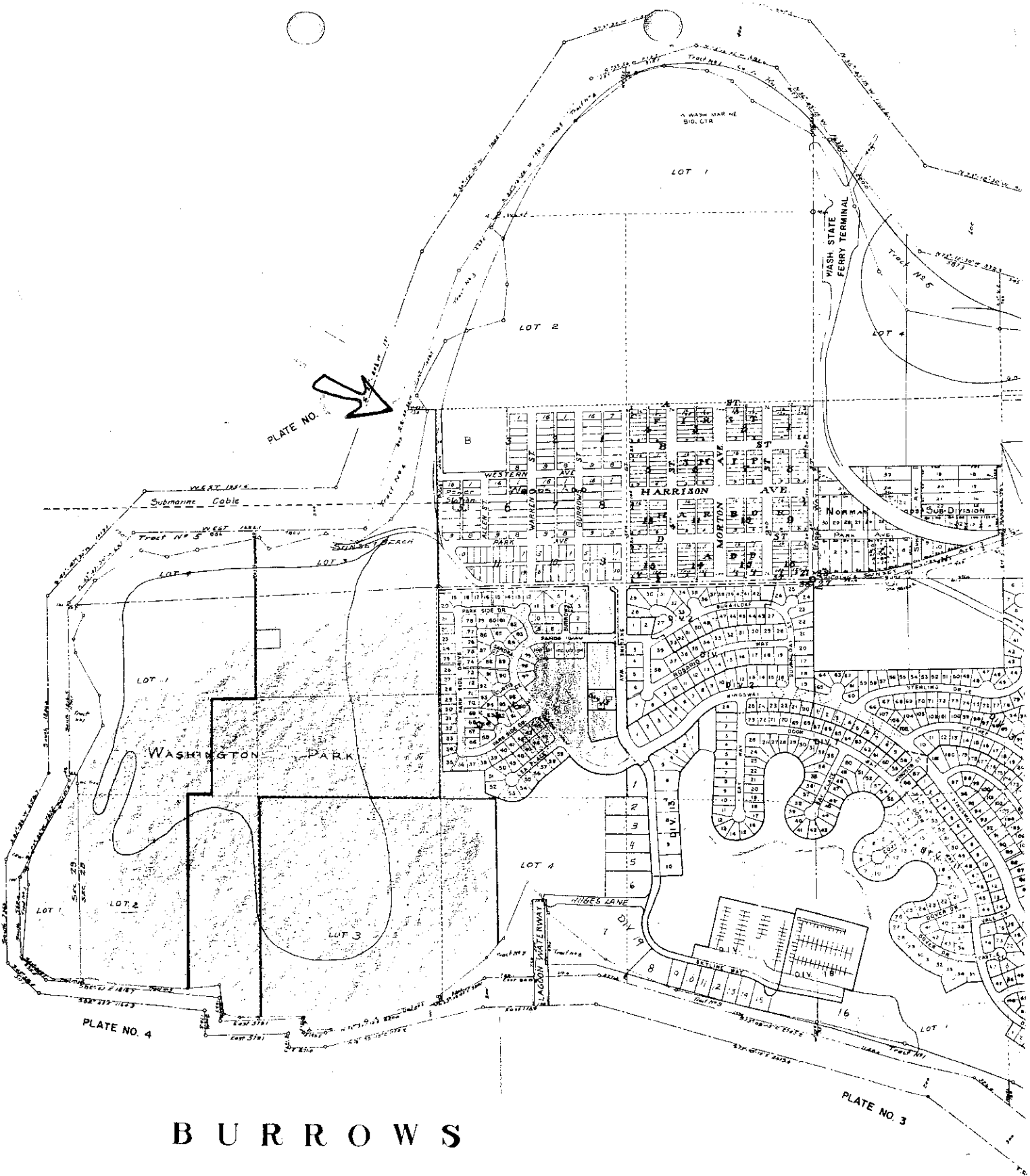
7. Attach any maps, diagrams, or other material which supports Conditional Use application.

8. Attach application fee receipt or Clerk's Receipt No. _____


Signature of Applicant
293-5428

- conditional use permits shall expire 24 months after issuance of the permit unless construction has commenced.
- a conditional use application which has been denied shall not be resubmitted for a period of six months.

ROSARIO STRAIT



BURROWS

BAY

CERTIFICATION OF MAILING

I, Kathleen Janke, certify that I mailed, postage prepaid, copies of the foregoing document on the 15th 26th day of July, 1988, to each of the following-named parties at the last known post office addresses, with the proper postage affixed to the respective envelopes:

Document: Notice of Public Hearing

Roland & Virginia Culbertson
1017 Puget Way
Anacortes, WA 98221

Boris & Anne Olich
1015 Puget Way
Anacortes, WA 98221

Mailed copy of
9-14 meeting agenda to
neighbors/proponent

8-31-88

Memorandum

TO: Planning Commission
FROM: Planning Director
RE: Conditional Use Bed & Breakfast - Harker
100 Sunset Beach Road
DATE: August 18, 1988

The attached Conditional Use Application was received on July 19, 1988. Property owners within 300 feet of 100 Sunset Beach Road were notified of the August 24, 1988 Public Hearing. No comments were received. Mrs. Harker was contacted by telephone on August 18th regarding the number of rooms available. They will have the capacity to rent up to three sleeping room accommodations.

ISM:kj

Attachment

MEMORANDUM

TO: Dave Ford, Jim Pemberton, Mike Foster, Doug Terry,
Steve Mansfield, Tony Lippe, Cecil Little, Ed Frank

FROM: Ian Munce

SUBJECT: Conditional Use Application
Harker - Bed & Breakfast

DATE: July 25, 1988

Please let me have your comments on the attached Conditional Use Application by Monday, August 8, 1988.

Thank you.

ISM:kj

Attachment

No OBJECTIONS -
EF

MEMORANDUM

TO: Dave Ford, Jim Pemberton, Mike Foster, Doug Terry,
Steve Mansfield, Tony Lippe, Cecil Little, Ed Frank

FROM: Ian Munce

SUBJECT: Conditional Use Application
Harker - Bed & Breakfast

DATE: July 25, 1988

Please let me have your comments on the attached Conditional Use Application by Monday, August 8, 1988.

Thank you.

ISM:kj

Attachment

*NO
Comment
JM*

MEMORANDUM

TO: Dave Ford, Jim Pemberton, Mike Foster, Doug Terry,
Steve Mansfield, Tony Lippe, Cecil Little, Ed Frank

FROM: Ian Munce

SUBJECT: Conditional Use Application
Harker - Bed & Breakfast

DATE: July 25, 1988

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Thank you.

ISM:kj

Attachment

NO ~~CON~~ OBSERVATIONS
M.F. 7/27/88

MEMORANDUM

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Steve Mansfield, Tony Lippe, Cecil Little, Ed Frank

FROM: Ian Munce

SUBJECT: Conditional Use Application
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DATE: July 25, 1988

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Thank you.

7/26/88

ISM:kj

Attachment

Ian - I have no objections, how many units? if more than one or two I'd be interested in what he's going to do for parking?

Dave

MEMORANDUM

TO: Dave Ford, Jim Pemberton, Mike Foster, Doug Terry,
Steve Mansfield, Tony Lippe, Cecil Little, Ed Frank

FROM: Ian Munce

SUBJECT: Conditional Use Application
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Thank you.

ISM:kj

Attachment

ANACORTES AMERICAN

P.O. Box 39, Anacortes, WA 98221

Affidavit of Publication

In the Superior Court of the State of Washington In and For Skagit County

The Matter Of A-404

STATE OF WASHINGTON
County of Skagit ss.

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY given that Mr. Hal Barker has filed a Conditional Use application with the City of Anacortes Planning Department to locate a Bed-and-Breakfast establishment at 100 Sunset Beach. The Public Hearing will be held on the evening of August 24, 1988 in the City Council Chambers of the Anacortes Municipal Building, 6th and "Q" Avenue, Anacortes, Washington, at 7:30 p.m. The hearing will be before the Anacortes Planning Commission.

Anyone wishing to comment on this application will be heard at the above stated place and time.

George Khtalan
City Clerk-Treasurer
Publish: Aug. 17, 1988.
(AA-404)

The undersigned, being first duly sworn on oath deposes that he is principal clerk of the Anacortes American, a weekly newspaper. That said newspaper has been approved as a legal newspaper by the Superior Court of Skagit County and it is now and has been for more than six months prior to the date of the publication herinafter referred to, published in the English language continually as a daily newspaper in Skagit County, Washington, and it is now and during all of said time was printed in an office maintained at the aforesaid place of publication of said newspaper.

That the annexed is a true copy of an advertisement, with publication dates, as it was published in regular issues (and not in supplemental form) of said newspaper commencing with

the issue of August 17 19 88
and ending with

the issue of August 17 19 88

That such newspaper was regularly distributed to its subscribers during all of said period. That the full amount of the fee charged for the foregoing in the sum of \$ 12.78

Clara M. Brooks
Clerk

Subscribed and sworn to before me this 23rd day of August 19 88

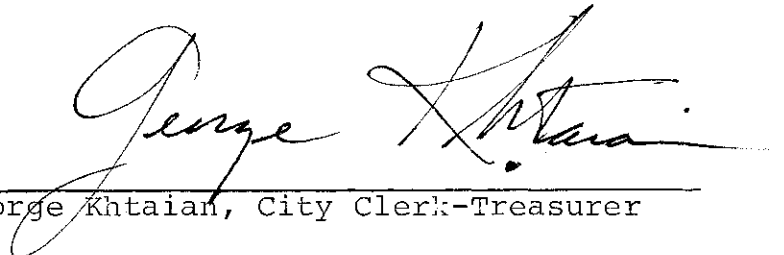
[Signature]
Notary Public and for the State of Washington, Residing in Mount Vernon

Clerk's Filing Stamp:

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Anyone wishing to comment on this application will be heard at the above stated place and time.


George Khtaian, City Clerk-Treasurer

PUBLISH: August 10, August 17, 1988

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shopping with not less than
2,000 square feet but not more
than 5,000 square feet gross
area, excluding basement

Food stores, markets and
shopping centers with
more than 5,000 square
feet of gross floor area
excluding basement

Fraternity, sorority
or cooperative

Hotels

Hospitals, sanitariums,
convents or homes for aged

Manufacturing uses, including
research & testing laboratories,
food processing plants or printing
and engraving, or workshops

gross floor area in the
building, up to 1,000
square feet

1 per each 200 square feet
of gross floor area in
excess of 1,000 square feet

1 per each 200 square
feet of gross floor area
in the building, up to
1,000 square feet

1 per each 200 square feet
of gross floor area in
excess of 2,000 square feet

1 per each 2 occupants

1 per each room or suite

1 per each 3 beds

1 per each regular
employee

1 per each staff physician

1 per each two
employees

Outdoor sports or parks
without fixed seats

Residential, Single Family

Restaurants, taverns and any
establishments for the sale and
consumption of food, alcoholic
beverages or refreshments

Retail stores except as
otherwise specified herein

Rooming and lodging houses

Schools - elementary
and junior high

Schools - high (public,
private, parochial)

Skating rinks and other
commercial recreation places

Stadiums, sports areas,
auditoriums and other places
of assembly with fixed seats

Set by Planning
Commission

2 per unit

1 per 100 square feet
of gross floor area of
the building

1 per each 100 square feet
of gross floor area up
to 1,000 square feet

1 per each 150 square feet
of gross floor area in
excess of 1,000 square feet

1 per roomer or boarder

1 per each teacher,
employee and/or
administrator

1 per teacher, employee
and/or administrator,
1 per each (10) students

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1 per each 4 seats

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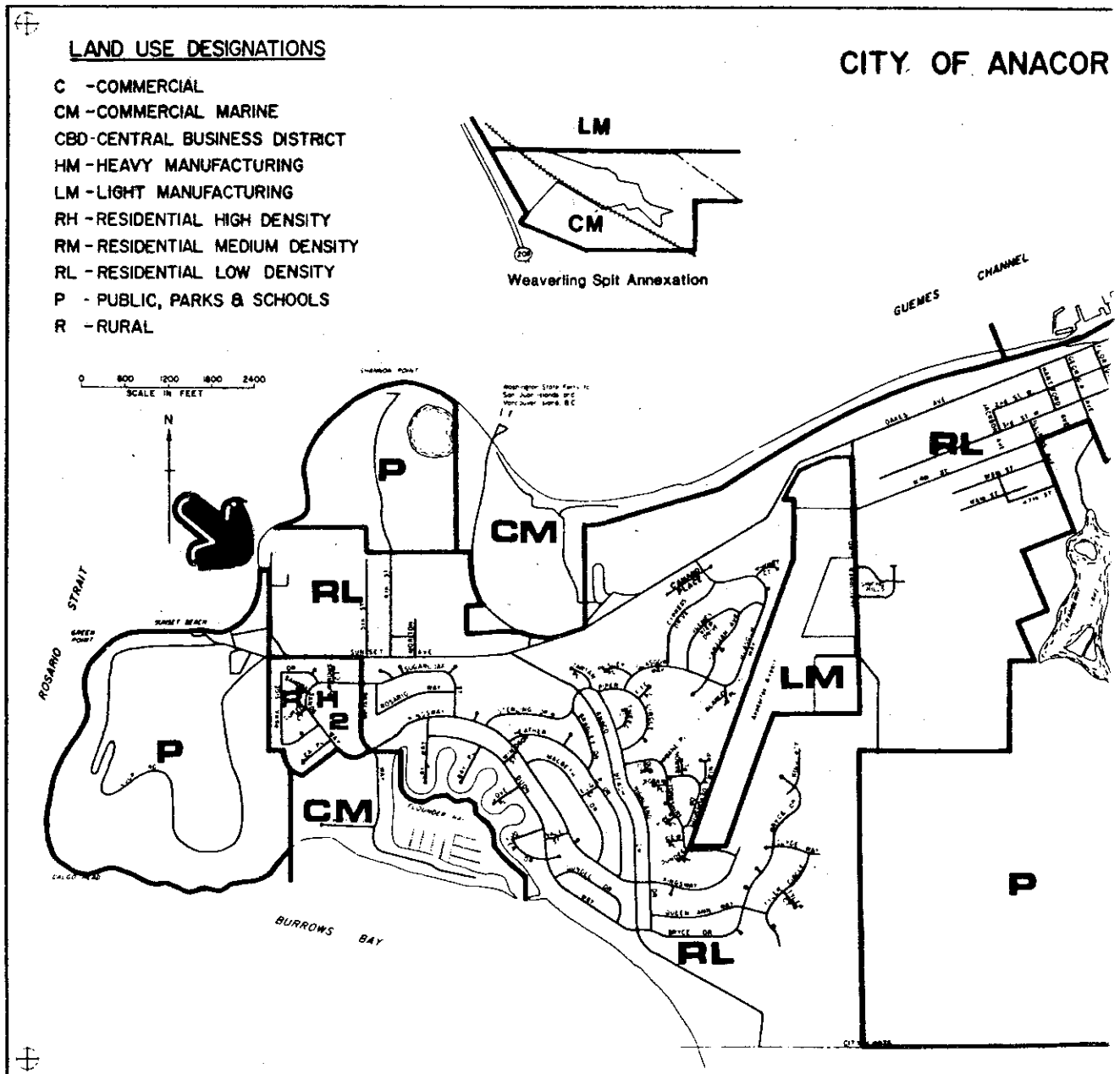
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Roland & Virginia Colbertson
1017 Puget Way

Boris & Anne Olish
1015 Puget Way

Beginning at the Northwest corner of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of said Section, which point bears North 0°46'00" East a distance of 1339.81 feet from the South quarter corner of said Section; thence South 89°41'05" West along the South line of said Government Lot 2 a distance of 3.55 feet to a point on the West line of the Plat of "Woods Addition to Anacortes, Washington", according to the Plat recorded in Volume 4 of Plats, page 35, records of Skagit County, Washington, and which point is the true point of beginning of this description; thence North 0°36'55" East along the West line of said Plat, a distance of 13.75 feet to the Northwest corner of said Plat; thence North 89°56'55" East along the North line of said Plat, a distance of 30.00 feet; thence North 18°16'55" East a distance of 31.60 feet to the Southwest corner of that tract of land conveyed to Boris Olich and Anne K. Olich, husband and wife, by F. E. Foss et al, by deed dated March 16, 1964 and recorded March 27, 1964, under Auditor's File No. 648412; thence North 18°16'55" East along the West line of said Olich tract, a distance of 59.54 feet; thence South 89°41'05" West parallel with the south line of said Government Lot 2 a distance of 63.31 feet; thence South 18°16'55" West a distance of 80.27 feet; thence South 0°36'55" West a distance of 23.93 feet to a point on the South line of said Government Lot 2; thence North 89°41'05" East along the South line of said Government Lot 2, a distance of 30.00 feet to the true point of beginning of this description.

TOGETHER WITH that portion of Tract 3 of "Plate 5, Tide and Shore Lands of Section 21, Township 35 North, Range 1 East, W.M., Anacortes Harbor", according to the official map thereof on file in the office of the Board of State Land Commissioners at Olympia, Washington, described as follows:

Beginning at the point of intersection of the south line of Government Lot 2 of said Section, with the line of mean high tide, as shown on said Plate 5, which point bears South 89°41'05" West a distance of 101.68 feet from the Northwest corner of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of said section; thence South 89°41'05" West along the South line of said Government Lot 2 extended Westerly a distance of 125.02 feet to a point on the Inner Harbor Line, as shown on said Plate 5; thence North 21°20'30" East along said Inner Harbor Line, a distance of 107.60 feet; thence North 89°41'05" East parallel with the south line of said Government Lot 2 a distance of 26.53 feet to a point on said line of mean high tide; thence south 29°59'00" West along said line of mean high tide, a distance of 9.96 feet; thence South 35°14'00" East along said line of mean high tide a distance of 111.46 feet to the true point of beginning.

SUBJECT TO: Exceptions & reservations contained in deed from the State of Washington under which title to portion of said premises comprising tidelands is claimed, whereby the grantor excepts & reserves all oils, gases, coal, ores, minerals, fossils, etc., & the right of entry for opening, developing & working mines, etc., provided that no rights shall be exercised until provision has been made for full payment of all damages sustained by reason of such entry.

Any lien or liens that may arise or be created in consequence of or pursuant to an Act of the Legislature of the State of Washington entitled "An Act prescribing the ways in which waterways for the uses of navigation may be excavated by private contract, providing for liens upon lands belonging to the state, granting rights of way across lands belonging to the state", approved March 9, 1893. (Affects tidelands)

803911

Official Records

VOL 155

PAGE 505