



Snohomish County
Pre-Application Meeting PROJECT NARRATIVE
Pilchuck Learning Center & Gardens CUP

Project Name: Pilchuck Learning Center & Gardens Conditional Use Permit (PLC & Gardens CUP)
Owner / Applicant: Pilchuck Learning Center (David Thomsen - Board President of PLC WA nonprofit)
Contact: Designs Northwest Architects (Kim Williams – Project Manager)
APN: 32041400200300
Project Address: 2420 300th St. NW, Stanwood, WA 98292
Zoning Designation: R-5 (Rural 5-Acres)
Comprehensive Plan Designation: RR/5 (Rural Residential 5 – 1 DU/5 acres), adjacent to LDRR/20 (Low Density Rural Residential – 1 DU/20 acres)
Size: 6.29 acres (gross)
Related Project Files:
18-151372 CBP / 18-126609-PRO (Modular/Coach Accessory Storage Commercial Building Permit)
18-127283 CT (Modular/Coach Code Enforcement Complaint)
17-102840 PA (Freeborn Church, Pilchuck Learning Center & Bonhoeffer Botanical Gardens Pre-Application Review Completion Letter)
13-112433-RK/ 16-121801-RK/ 19-100913-RK (House Interior Remodel Residential Building Permit & Extensions)
14-10184-6C (ROW Permit 6C-Commercial)
12-107767-LDA (Land Disturbing Activities for Bonhoeffer Botanical Gardens)
WA Dept. of Ecology Administrative Order Docket #10500 (wetland, stream and buffer re-establishment for Bonhoeffer Botanical Gardens)

PROJECT SUMMARY

The purpose of this Pilchuck Learning Center & Gardens Conditional Use Permit (CUP) is to allow existing residential and detached accessory storage buildings (no new construction) to be used as a preschool from September to May, and a glass museum / herbarium with coffee concessions / plant nursery from June to August. Site improvements near the existing buildings may include: parking, fire lane and turnaround, sidewalks/paths, fencing/gates, play area, landscape buffers and an on-site sewage system. Right-of-way (ROW) dedication may achieve the target ROW width south of centerline along 300th Street NW. [This parcel also contains existing Bonhoeffer Botanical Gardens which was designed as a privately-owned garden that is admission-free to public; qualified for limited liabilities under WA Recreational Use Statute RCW 4.24.200/.210; and permitted under #12-107767 LDA (incorporating Washington Department of Ecology Administrative Order Docket #10500) for wetland, stream and buffer re-establishment and paths/boardwalks through the wetland areas.]

PROJECT NARRATIVE / DESCRIPTION

Pilchuck Learning Center & Gardens Conditional Use Permit (CUP) would allow conversion of the existing residence main floor into a preschool/ herbarium with coffee concessions - with staff offices on the second floor; conversion of the existing modular/ coach detached accessory storage building into a preschool/ glass museum; conversion of the existing shed detached accessory storage building into a preschool/ plant nursery; and perhaps recognizing the existing Bonhoeffer Botanical Gardens (a privately-owned garden allowing public recreational use including nature study and viewing or enjoying scenic or scientific sites) that was permitted under #12-107767 LDA and incorporating Washington Department of Ecology Administrative Order Docket #10500 for wetland, stream and buffer re-establishment and paths/boardwalks through the wetland areas. The preschool function will occur in these spaces from September to May each school year. The remaining functions (herbarium, coffee concessions, charged-admission to a NW Studio Glass Museum, and plant nursery) will alternate with the preschool use from June to August during tourist season. A service window at the existing house will serve for taking admissions and offer coffee and snack concessions. Fences and gates will be installed near the existing buildings to control admittance to the preschool, glass

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museum and herbarium. A preschool play area and access bridge may be installed to the south east of the existing buildings. The remaining site area will remain unfenced and as-is, including Pilchuck Learning Center's privately-owned, admission-free to public, open year-round Bonhoeffer Botanical Gardens.

Existing use of the site is the residence (1,657 gross SF total), shed (detached accessory storage, 470 gross SF), modular/ coach (detached accessory storage, 1,792 gross SF), and Bonhoeffer Botanical Gardens (wetland boardwalk and paths that include botanical and art glass displays at informational, student teaching rainy-day kiosks).

There are 3 or 4 types of uses proposed, between 6 functions, within the 3 existing buildings on this 6.29-acre parcel (APN 32041400200300) site of the proposed Pilchuck Learning Center & Gardens CUP. Except for Bonhoeffer Botanical Gardens which is open year-round, the uses listed below are not concurrent meaning they occur at different times. The primary use sought is the 9-month preschool, while alternating secondary uses include: the NW Studio Glass Museum, Herbarium, and Plant Nursery (occurring concurrently in the summer months).

Types of uses proposed and as defined per SCC 30.22.110 Rural and Resource Zone Categories Use Matrix in R-5 Zone are:

Pilchuck Learning Center / Little Red Schoolhouse* (September-May preschool conversion of existing residence, existing modular/ coach detached accessory storage building, and existing shed detached accessory storage building). Preschool may accommodate approximately 42 students and 7 teachers / staff. The 1,006 gross SF main floor will accommodate preschool activities, while the 651 gross SF upper floor will be staff-only office area. The detached 670 gross SF building will offer rainy-day preschool activities, while the 1,792 gross SF modular/ coach building will accommodate preschool classes.

Preschool (subcategory of Schools) - allowed as Conditional Use (note 41- preschool buildings setback min. 35' from property lines, preschool buildings setback min. 75' from centerline of road network or 45' from edge of road network (whichever is greater); note 68-max. bldg. height 45' / perimeter lot line 50' setback for portion of building exceeding 45'; note 115-N/A; note 129-N/A).

*PLC's Little Red Schoolhouse Preschool has existed at Exit 215 on parcel #32041400200200 owned by Freeborn Church, immediately to the east of PLC & Gardens CUP parcel location. Over 1,000 North Snohomish County families have been served by this preschool over the past two decades. Pilchuck Learning Center / Little Red Schoolhouse is no longer able to use the Freeborn Church facility, and there is no equivalent early-education community resource within many miles.

NW Studio Glass Museum (June-August art glass museum conversion of existing 1,792 gross SF modular/ coach detached accessory storage building).

Museum - allowed as Conditional Use (note 41- museum building setback 20' from other lots in a residential zone; note 115-N/A; note 130-N/A).

"SCC 30.91M.230 Museum.

Museum means a building or site serving as a repository for the collection and public display of natural, historical, scientific, cultural, or literary curiosities or objects of interest, or works of art, with or without an admission charge."

Herbarium (preserved native plants seed collection and museum, June-August conversion of 1,006 gross SF main floor of existing residence)

Museum - allowed as Conditional Use (note 41- museum building setback 20' from other lots in a residential zone; note 115-N/A; note 130-N/A). See museum definition above.

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Coffee Concessions (coffee with snack concessions service window, June-August conversion of existing residence main-floor kitchen and patio area use)

Incidental Use to Museum – incidental use of the NW Studio Glass Museum / Herbarium function and allowed in conjunction with the museum Conditional Use (per SCC 30.22.025).

Plant Nursery (native plant sales/ nursery, June-August conversion of existing 470 gross SF shed building and yard area)

Nurseries - allowed as Permitted Use (note 115-N/A).

"SCC 30.91N.120 Nursery.

Nursery means an area where trees, shrubs or plants are grown for transplanting, for use as stocks for budding and grafting, or for sale. For a primary use to qualify as a nursery, at least 50 percent of the area must be used for growing trees, shrubs, or plants, and incidental sales of accessories and materials other than trees, shrubs, and plants must be less than 25 percent of total sales and fees generated by the nursery."

Bonhoeffer Botanical Gardens ** (on-site existing private botanical garden, art glass display and wetland walk area open year-round)

Museum - allowed as Conditional Use (note 41- museum building setback 20' from other lots in a residential zone; note 115-N/A; note 130-N/A).

"SCC 30.91M.230 Museum.

Museum means a building or site serving as a repository for the collection and public display of natural, historical, scientific, cultural, or literary curiosities or objects of interest, or works of art, with or without an admission charge."

-or-

Recreational Facility Not Otherwise Listed – allowed as Conditional Use (note 98- N/A; note 115-N/A).

"SCC 30.91R.032 Recreational facility not otherwise listed.

"Recreational facility not otherwise listed" means a facility that provides recreation for purposes of pleasure, exercise, relaxation, or amusement, which does not include any primary use otherwise specifically listed in the use matrices in chapter 30.22 SCC and includes any associated equipment or apparatus."

**** Note:** *The portion of the site containing the existing Bonhoeffer Botanical Gardens is offered for consideration in this CUP so that Snohomish County may acknowledge the use. The Bonhoeffer Botanical Gardens will remain intact, remain unaltered, and continue functioning as a privately-owned and free-to-public wetland walk - and as previously approved under prior permits. The area of proposed improvements and construction activities of this CUP excludes the Bonhoeffer Botanical Gardens area.*

DEVIATION REQUEST

The following is a possible deviation from Snohomish County Code requested as part of this Conditional Use Permit:

- Building setback requirements for existing modular/ coach building after preschool conversion. Actual building location is slightly less than the required 75 ft. (it is 64'-10") from centerline / 45' from road network element required).