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SKAGIT COUNTY PLANNING and DEVELOPMENT SERVICES

FINDINGS OF FACT

HEARING AUTHORITY: SKAGIT COUNTY PLANNING DIRECTOR

APPLICATION NUMBER: PL08-0514

APPLICANT: Verizon Wireless

ADDRESS: 5900 SE Eastgate Way
Bellevue, WA 98008

CONTACT: RealCom Associates
Sarah Telschow
14432 SE Eastgate Way
Suite 260
Bellevue, WA 98007

P41175
NE 1/4 SE 1/4
NW 1/4 14-35-6

PROJECT DESCRIPTION: Level 1 Administrative Interpretation concerning the application process for the construction of a wireless telecommunication facility to be located within the Hamilton UGA. The facility consists of a new 150' monopole with twelve (12) new panel antennas and an equipment shelter which will house radio equipment, batteries and an emergency back-up generator. The subject property is zoned Hamilton Industrial. Skagit County Code is conflicting in regards to how personal wireless facilities will be processed within the Hamilton Industrial zoning designation.

PROJECT LOCATION: The proposed project is located near 34820 state Route 20, Hamilton,
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WA; within a portion of the NE ¼ and the SE ¼ of the NW ¼ Section 14, Township 35 North, Range 06 East, W.M., Skagit County, WA.

ASSESSOR'S ACCOUNT NUMBER: 350614-0-006-0001; 350614-0-005-0002

P# NUMBER: P41175, P 41174

BACKGROUND INFORMATION:

1. The applicant is proposing to construct a new one hundred fifty foot (150') monopole in order to accommodate a new telecommunication facility in the Hamilton area. The goal is to provide continuous coverage along SR 20 between Concrete and Sedro-Woolley with additional coverage in the towns of Lyman & Hamilton.
2. The subject property currently has a zoning designation of Hamilton Industrial and a Comprehensive Plan Designation of Hamilton Urban Growth Area. Prior to the adoption of the Hamilton Urban Growth regulations the subject property was designated Natural Resource Industrial.
3. SCC 14.16.720(12)(c) lists the permits required for all personal wireless service facilities. The Natural Resource Industrial zone requires a building permit only. The Hamilton Industrial zone is not listed. SCC 14.16.160(5)(g) & 14.16.175(5)(g) lists personal wireless facilities in the Natural Resource Industrial and Hamilton Industrial zones requiring a Hearing Examiner Special Use Permit. The development code is conflicting and has been duly noted to be reviewed.
4. SCC 14.16.720(4) states "to the extent that any provision or provisions of this Section is inconsistent or in conflict with any other provision of the County code or any ordinance of the County, the more restrictive provisions shall control". Therefore, a Hearing Examiner Special Use Permit would be required.

DECISION: The Director confirms a Hearing Examiner Special Use Permit would be required in order to construct the proposed wireless facility on the subject property per SCC 14.16.720(4).

The applicant and/or a party of record may appeal the decision of the Administrative Official to the Skagit County Hearing Examiner pursuant to the provisions of SCC Section 14.06.110(7-14). Every appeal to the Hearing Examiner shall be filed with Skagit County Planning & Development Services within fourteen (14) calendar days after the date of the decision.


Bill Dowe, Deputy Director


Marge Swint, Senior Planner

Date of Preliminary Approval: 11/3/08

Date of Final Approval: 11/17/08

Reviewed by Brandon Black, Senior Planner, Team Supervisor



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