

NOTICE OF PUBLIC HEARING

Notice is hereby given that the Skagit County Hearing Examiner will hold a public hearing on **Wednesday, July 13, 2016** in the Board of County Commissioners Hearing Room, 1800 Continental Place, Mount Vernon, Washington, at **9:00 a.m.** or soon thereafter, for the purpose of determining the following:

- A. **Administrative Setback Reduction request (#PL16-0174) and a Hearing Examiner Variance request (#PL16-0175) for the Skagit Farmers Supply Agronomy Center “Site Redevelopment & Building Upgrades” project.** The project proposal includes the removal of 24,890 square feet of the existing fertilizer storage & blending facility buildings and the reconstruction of the facility encompassing 22,584 square feet with the future proposed addition of approximately 4,928 square feet (27,512 total square feet when completed). Further, the project proposes the future 6,550 square foot expansion to the existing 2,450 square foot office/storage building (9,000 total square feet when completed) and the future 7,440 square foot addition to the existing 10,660 square foot west product storage building (18,000 total square feet when completed). The proposed 10-Year Phasing Plan will result in a gross building footprint coverage area of 56,972 square feet and 32.4% lot coverage. The Variance requests are from SCC 14.16.160(6) (a), (c), and (e) to: 1) Allow the proposed structures to maintain a zero setback off of the south property line (a 50 foot reduction request), 2) to allow the new proposed bucket elevator to extend 112 feet in the air (62 feet over the maximum height limit of 50 feet), and 3) to allow the combined proposed and future structures to exceed the maximum 10% lot coverage by 22.4% (for a total proposed finished lot coverage of 32.4%). Located within the Natural Resource Industrial (NRI) zoning/comprehensive plan designated area at 12939 Avon Allen Road, Burlington, within a portion of Section 2, Township 34N, Range 3E W.M., situated within Skagit County, Washington. (P#21078). **Staff Contact:** Brandon Black, Senior Planner – Team Supervisor.
- B. **Special use permit request #PL16-0005 by Skagit County Fire District #13** for the existing and proposed improvements to the Summit Park Fire District #13 Station #1 site. The site includes the existing fire station building of approximately 4,000 square feet currently used for fire and aid responses within the service area, an existing training tower of approximately 300 square feet, and other miscellaneous improvements including existing storage structures and gravel and concrete parking areas. The current project proposal includes the addition of an approximate 2,240 square foot training facility composed of 8’x8’x30’ shipping containers, an approximate 2,000 square foot pole building to be used as a classroom and for storage, and the addition of an approximate 1,500 square foot structure to be used as crew quarters. SCC 14.16.320(4)(o) allows for Major Public Uses and expansions of public uses with an approved Hearing Examiner Special Use permit when the public facility is to include 3,000 or more square feet of gross floor area or utilize 3 or more full-time employees. Located within the Rural Reserve (RRv) zoning/comprehensive plan designated area at 8652 Stevenson Road, Anacortes, within a portion of Section 4, Township 34N, Range 2E W.M., situated within Skagit County, Washington. (P19865). **Staff Contact:** Brandon Black, Senior Planner – Team Supervisor.

Your views for or against the requests are invited either by attendance, representation or letter. Comments and/or facsimiles must be received by Planning and Development Services **no later than 4:30 p.m. Tuesday, July 12, or be presented at the public hearing.** E-mail comments may be submitted with the PDS website under the current legal notices tab or to the Office of the Hearing Examiner.