

NOTICE OF DECISION

BEFORE THE SKAGIT COUNTY HEARING EXAMINER

- Applicant:** Skagit County Fire District #2
Attn: Mike Madlung
15452 Beaver Marsh Road
Mount Vernon, WA 98273
- Agent:** Carletti Architects, P.S.
Attn: Peter Carletti
116 E. Fir Street, Suite A
Mount Vernon, WA 98273
- Request:** Special Use Permit, PL19-0057
- Location:** 15452 Beaver Marsh Road, within a portion of Sec. 22, T34N, R3E, W.M. Parcel #P22282
- Land Use Designation:** Agricultural-Natural Resource Lands (Ag-NRL)
- Summary of Proposal:** To remove a portion of existing fire station footprint and build a new 3,674 square-foot training room on the first floor. A small 860 foot office area will be added as a second floor, bringing the total additional square feet to 4,534.
- Public Hearing:** January 22, 2020. Testimony by Planning and Development Services (PDS) staff and Applicant's agent. No public testimony.
- Decision/Date:** The application is approved, subject to conditions.
February 5, 2020
- Reconsideration/Appeal:** Reconsideration may be requested by filing with PDS within 10 Days of this decision. Appeal is to the Board of County Commissioners by filing with PDS within 14 days of this decision, or decision on reconsideration if applicable.
- Online Text:** The entire decision can be viewed at:
www.skagitcounty.net/hearingexaminer

FINDINGS OF FACT

1. Skagit County Fire District #2 requests a Special Use Permit to remodel portions of its existing station on Beaver Marsh Road.
2. The project will be located at 15452 Beaver Marsh Road, within a portion of Sec. 22, T34N, R3 E. E.M. The lot number is P22282.
3. The property is designated Agricultural-Natural Resource Lands (Ag-NRL). The surrounding land use is a mixture of rural, agricultural and scattered commercial. The remodel project does not involve converting any land now in crop production. The site is currently cleared and the exterior space is either paved or graveled.
4. The existing unmanned station on the site was constructed in the 1960's. It occupies approximately .77 acres. The current building contains a 3,808 square foot 5-bay fire station, a 1,860 square foot training room and offices, with a basement and a small 500 square foot second story.
5. The proposal is to remove the present training room, some office areas, the basement and the present second floor. On this space a new 3,674 square foot first floor training room, new office areas and a small 860 square foot second floor for offices will be constructed. The total square footage of floor area in the remodel will be 4,534.
6. The applicant states that the station needs to expand on this property to enhance emergency services and to offer ADA access for meetings involving the general public. Currently ADA access is not provided. There are no other viable sites in the surrounding area that will meet the required response times.
7. The station will continue with no full-time employees at the site. Depending on the type of call, two to six responders could be at the station. First responders are on call 24 hours a day, seven days a week.
8. The site is accessed directly from Beaver Marsh Road. This will not change. The existing parking area has room for 50-60 vehicles, more than adequate for anticipated need. Parking is entirely on the site. No new traffic impacts are forecast.
9. The remodel project will not have adverse aesthetic impacts. The new building will use exterior materials similar to those of existing facilities in the neighborhood. Landscaping per county requirements will be included. The highest portion of the proposed structure will not exceed the maximum allowed. The existing character, landscape and lifestyle of the rural site will be maintained.
10. Notice of the development was published, posted and mailed in February 2009 as required by law. No comments were received. A Determination of Non-Significance (DNS)

under the State Environmental Policy Act (SEPA) was published March 21, 2019. The DNS was not appealed.

11. To accommodate the proposed remodel project on the site, an administrative reduction of front and rear setbacks was approved on July 11, 2019. The front setback was reduced only slightly, from 35 to 32 feet, to preserve the existing driveway and maneuvering space for emergency vehicles. The variance was not appealed.

12. The application was routed to County departments. Theirs comments are reflected in conditions of approval.

13. The property is located within a floodplain which requires that Low Impact Development (LID) techniques be incorporated into the design. A floodplain development permit will be required.

14. Critical areas review was completed and approved with PL19-0056. Staff commented that the Geotechnical report indicated a moderate to high/high risk of liquefaction at the site and recommended installation of rammed aggregate piers for foundation design.

15. The proposed remodeled use will continue to be supported by adequate public facilities and services. The site receives public water from the Skagit County Public Utility District. The facility is served by an existing septic system on an adjacent site which will continue to be adequate.

16. The Staff evaluated the application in light of the Special Use Permit approval criteria and found that, as conditioned, the proposal will be consistent with the criteria. The Hearing Examiner concurs with this analysis. The Staff Report is by this reference incorporated herein as though fully set forth.

17. Any conclusion herein which may be deemed a finding is hereby adopted as such.

CONCLUSIONS OF LAW

1. The Hearing Examiner has jurisdiction over these proceedings. SCC 14.06.050(1) (b) (ii).
2. The requirements of the State Environmental Policy Act (SEPA) have been met.
3. As conditioned, the requested Special Use Permit meets the relevant approval criteria. SCC 14.16.900(1) (b)(v).
4. Any finding herein that may be deemed a conclusion is hereby adopted a such.

CONDITIONS

1. The project shall be constructed and operated as described in the application materials, except as the same may be modified by these conditions.
2. The applicant shall obtain all required permits and abide by the conditions of same. These include but are not necessarily limited to: a) floodplain development permit; b) utility permit for work on utilities within County right-of-way; c) commercial access permit for modification of the access points; d) demolition permit; e) building permit.
3. The recommendations included in the Geotechnical Engineering Report by Geotest, dated May 5, 2019, shall be included as conditions of building permit approval.
4. As to water supply, the applicant shall be prepared to meet any requirements or changes required by the Skagit Public Utility District (PUD) before building permit submittal. A PUD signed invoice with conditions shall be furnished so that time is available to arrange for the best installation for system protection with the building permit process.
5. Setbacks from the septic system shall be maintained per Chapter 12.05 SCC.
6. Wells within 1000 feet of the lots on which development will occur shall be identified.
7. Construction activity and operations shall not exceed local and state limits for noise, light and vibration. See SCC 14.16.840, Chapter 173-60 WAC.
8. No direct discharge to wetlands or surface waters shall occur, absent a permit from the State Department of Ecology. Water quality standards shall be met and no degradation of ground and surface water quality shall occur. See Chapters 173-200 and 173-201A WAC.
9. The building permit shall show compliance with SCC 14.16.800 (parking), SCC 14.16.820 (signs) and SCC 14.16.830 (landscaping requirements).
10. The applicant shall comply with all Skagit County Fire Marshal requirements.
11. The site and all operations shall be in compliance with applicable stormwater requirements.
12. Any change in on-site operations or any future additions shall be reviewed by Planning and Developments Services (PDS) to determine if a Special Use modification will be required.
13. Prior to issuance of the building permit, any outstanding planning review fees shall be paid in full.

14. PDS shall be notified within 30 days of any change in ownership of the parcel by submitting a letter to the Planning Director referencing the permit number (PL19-0057).

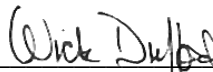
15. Per SCC 14.16.900, the project shall be commenced within two years of permit approval.

16. Failure to comply with any permit condition may result in permit revocation. SCC 14.16.900(1)(b)(iii).

ORDER

The requested Special Use Permit (PL19-0057) is approved, subject to the conditions set forth above.

SO ORDERED, this 5th, day of February, 2020.



Wick Dufford, Hearing Examiner

Transmitted to Applicant, Applicant's consultant, and County staff, February 5, 2020

See Notice of Decision, page 1, for appeal information.