

**NOTICE OF DECISION**

**BEFORE THE SKAGIT COUNTY HEARING EXAMINER**

**Applicant:** Sedro-Woolley School District #101  
Attn: Ken Franks  
801 Trail Road  
Sedro-Woolley, WA 98284

**Request:** Special Use Permit Modification, PL16-0063  
(Modifying SPU #PL11-0178)

**Location:** Big Lake Elementary School, 16802 Lake View Blvd  
within a portion of the S1/2SW1/4 Sec. 25, T34N, R4E,  
W.M. Parcel No: P27787

**Land Use Designation:** Rural Village Residential

**Summary of Proposal:** To add a two-room portable to the two existing portables. The new structure would occupy approximately 1,792 square feet, along the south property line. Depending on funding, the proposal includes a 10-year phased plan for removal of portable classrooms and construction of a new 20,000 square-foot two-story schoolhouse for permanent classrooms.

**SEPA Compliance:** Addendum to Mitigated Determination of Non-Significance. No “significant” new information.

**Public Hearing:** May 25, 2016. Testimony by Staff and Applicant. No public testimony.

**Decision/Date:** The application is approved, subject to conditions. June 9, 2016.

**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](http://www.skagitcounty.net/hearingexaminer)

## **FINDINGS OF FACT**

1. Sedro-Woolley School District #101 seeks modification of a Special Use Permit in order to install a large new two-room portable classroom at Big Lake Elementary School and to revise plans for the ultimate building of a new schoolhouse on the site.

2. Big Lake Elementary School is located on a 3.97 acre parcel at 16802 Lake View Boulevard, within a portion of the S1/2SW1/2 Sec. 25, T34N, R4E, W.M. The parcel number is P27787. The property is on the southwest corner of the intersection of West Big Lake Boulevard and Lake View Boulevard.

3. The zoning is Rural Village Residential (RVR). The school is a major public use which is allowed in the zone as a Special Use.

4. Big Lake Elementary received a Special Use Permit in 2004 for the installation of portable classrooms eventually to be replaced by a new permanent classroom building. Over time the need for additional capacity has continued to grow, but economic conditions have necessitated adjustments to the plans. In 2012, a Special Use Permit Modification was received to add a two-room portable classroom and defer the permanent addition.

5. The present situation on site includes the following: the main schoolhouse (Building A), an accessory school building (Building B), two portable classrooms along the south property line, another portable along the north property line, a play shed, an open playfield and parking space. The property is served by public water and public sewer.

6. The current application resurrects the permanent school house idea, seeking permission to build a new 20,000 square-foot building, probably on non-pervious areas south and west of existing buildings, however, a bond needs to pass to allow this construction to occur.

7. For the immediate future, the applicant seeks permission for placement of another portable. The new portable will occupy approximately 1,792 square feet and be placed along the south property line, lining up with and to the west of the two existing portables there.

8. Required parking for the total school facility, including the proposed new portable, is 23 spaces. At present there are 44 spaces on the property.

9. The surrounding land uses are within the Rural Village Residential and Rural Village Commercial zones. To the south and adjacent to the main school building is a small grocery store. Commercial storage structures are situated south of the grocery store. North of the school off of West Big Lake Boulevard are two residences and Big Lake Volunteer Fire Department Station 1.

10. Currently, bus loading and unloading occur on Lake View Boulevard along the east side of the school. Staff parking is located to the south of the main school building and parent pick-up is located at the north parking area along West Big Lake Boulevard. Under the proposal, the access locations, parking and traffic circulation will not immediately change.

11. In the future, additional parking is proposed along the north side of the property between the existing play shed and the existing north parking lot. Further, Lake View Boulevard east of Building A may be vacated for additional parking. (If the north parking lot is expanded, the existing play area and possibly the play shed will be relocated south, perhaps to the area where portable units along the south property line are now.)

12. Landscaping is already in place along Lake View Boulevard and some of the area along West Big Lake Boulevard. No additional onsite landscaping is proposed.

13. The present application was deemed complete on March 7, 2016. Notice of Development Application was posted, published and mailed to nearby property owners, as required by law. No public comments were received.

14. Review was conducted under the State Environmental Policy Act (SEPA). On April 1, 2016, an Addendum was issued to the Mitigated Determination of Non-Significance (MDNS) dated March 8, 2004. The Addendum found that the current proposal does not have a probable significant adverse effect on the environment.

15. The application was circulated to various County and State departments. No objections were received. Agency comments are reflected in conditions of approval. No public comments were made at the public hearing.

16. The application was reviewed by Staff under the special use criteria of SCC 14.16.900(1)(b)(v). The Staff concluded that, as conditioned, the project is consistent with the criteria. The Hearing Examiner concurs with this analysis and adopts the same. The Staff Report is by this reference incorporated herein as though fully set forth.

17. Use of the property as a school currently exists at the site. The proposed additions will not change the relationship of the development to its surroundings. Adequate public services are available.

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

### **CONCLUSIONS OF LAW**

1. The Hearing Examiner has jurisdiction over this proceeding. SCC 14.06.050(1)(b)(ii).

2. The requirements of SEPA have been met.

3. The school is a "major public use" which is permitted by Special Use Permit in the Rural Village Residential zone. SCC 14.16.310(4)(f). See also SCC 14.16.100(4)(d).

4. The project, as conditioned, meets the criteria for approval of a Special Use Permit. SCC 14.16.900(1)(b)(v).

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

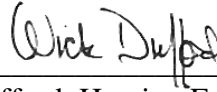
## CONDITIONS

1. The proposal shall be carried out as described in the application materials, except as the same may be modified by these conditions.
2. The applicant shall obtain all other applicable permits and abide by the conditions of same.
3. The applicant shall comply with applicable conditions listed in the previous Special Use Permits (PL03-0963, PL 11-0178) and in the March 2004 MDNS.
4. The applicant shall comply with Section 903.2.3 of the International Fire Code (IFC) if an “E” occupancy.
5. Portable fire extinguishers will be required.
6. Fire alarms and detection shall comply with IFC 2012.
7. If the temporary classroom is plumbed in the future, it shall be tied to the sewer system. No chemicals shall be stored on site.
8. The applicant shall comply with SCC 14.16.870, Notification of Development Activities on or Adjacent to Designated Resource Lands.
9. With the exception of the 10-year phasing plan for construction of the permanent 20,000 square-foot schoolhouse, the special use permit shall be void if not started within two (2) years of the date of this order or if abandoned for a period of one (1) year.
10. The applicant shall comply with all State and local regulations, including but not limited to Chapter 173-60 WAC and SCC 14.16.840 (noise, vibration, and light conditions) and Chapters 173-200 and 210A WAC (surface and ground water quality). Ventilation shall not be addressed by open doors or windows.
11. PDS shall be notified within 30 days of any change in ownership of the parcel through a letter submitted to the Planning Director referencing PL 16-0063.
12. Per SCC 14.16.900(3), the applicant shall comply with the annual certification process, acknowledging in writing compliance with all past and present special use permit conditions.
13. Failure to comply with any conditions may result in permit revocation. SCC 14.16.900(1)(b)(iii).

**DECISION**

The requested Special Use Permit Modification (PL16-0063) is approved, subject to the conditions set forth above.

**DONE**, this 9<sup>th</sup> day of June, 2016.



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Wick Dufford, Hearing Examiner

Transmitted to Applicant, June 9, 2016

See Notice of Decision, page 1, for appeal information