

**SKAGIT COUNTY PLANNING AND DEVELOPMENT SERVICES
NOTICE OF DEVELOPMENT APPLICATION AND SEPA COMMENT PERIOD**

**SPECIAL USE PERMIT FILE
#PL04-0889**

Notice is hereby given that on February 23, 2005, Dan Watts filed a Special Use permit application (#PL04-0889) for the operation of an indoor and outdoor paintball course. The project proposal is to construct an approximate 15,000 square foot pole building that will be utilized as an indoor paintball course, and to utilize a portion of the remaining 6.5 acre site (approximately 2 acres located in the south east portion of the property) as an outdoor paintball course. The project proposal includes an additional 12 parking spaces that will be created along with the placement of approximately 2,000 cubic yards of material and the excavation of approximately 2,000 cubic yards of material for site development. SCC section 14.16.370(5)(f) lists "Recreational uses such as golf driving ranges and paint ball courses utilized as businesses" as a use allowed with an approved Hearing Examiner special use permit. The proposed project is located in the Mount Vernon Urban Growth Area (UGA) within the Urban Reserve Residential (URR) zoning/comprehensive plan designated area as indicated in the Skagit County Comprehensive Plan and associated maps adopted July 24, 2000, and as thereafter amended. A letter of completeness was issued and the application was determined to be complete on March 1, 2005.

The project is located at 2464 East Blackburn Road, Mount Vernon, within a portion of Section 28, Township 34N, Range 4E W.M., situated within Skagit County, Washington.

A completed Special Use permit, Environmental Checklist, Critical Areas checklist and other application materials are on file with the Skagit County Planning and Permit Center. This information is available to the public on request. Other governmental approvals or permits that will be required for this proposal include:

- Approved Grading permit
- Approved Building permit

A decision on the application will be made within 120 days of the date the application was determined complete, which was 3-1-05 unless such time period is extended consistent with RCW 36.70B.090 and SCC 14.06.210. A public hearing before the Skagit County Hearing Examiner will be scheduled in Hearing Room C of the County Administration Building, Mount Vernon, Washington for the purpose of determining whether the Hearing Examiner should approve, modify and approve or deny the application as soon as all reviews are completed. Public notification of the hearing will be made consistent with Skagit County Code 14.06.150(3).

Any person desiring to express his or her views or be notified of the action taken on this application should notify Brandon Black in writing of his or her interest within Fifteen (15) days of the date of publication of this notice which is 3-3-05.

Written comments must be received by: 3-18-05

The Lead Agency expects to issue a DNS for this proposal and the Optional DNS process is being used (WAC 197-141-355). **This may be the only opportunity to comment on the environmental impacts of the proposal.**

Brandon Black, Associate Planner
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Transmitted to the Skagit Valley Herald 3-1-05
Mailed to applicant 3-1-05

cc: WDOE, Public Works, NWAPA, Fire Marshal, WSDF&W, Skagit Systems Coop, City of Mount Vernon, Applicant

Please publish 3-3-05

Watts.brandonb.3.4.05