

**BEFORE THE HEARING EXAMINER
FOR SEDRO-WOOLLEY**

In the Matter of the Application of)	No. CUP-2020-032
)	
Lance Campbell, on behalf of)	Skagit Self Storage
Skagit Self Storage)	Expansion CUP
)	
)	
)	
)	DECISION ON REQUEST
<u>For a Conditional Use Permit</u>)	FOR RECONSIDERATION

TO: Parties of Record

BACKGROUND

On September 8, 2020, the City of Sedro-Woolley Hearing Examiner held an open record hearing on a request from Lance Campbell, on behalf of Skagit Self Storage (Applicant), for approval of a conditional use permit (CUP) to allow expansion of an existing self-storage facility, including the addition of nine, new single-story buildings containing a total of 450 variously-sized rentable storage units and associated driveways and landscaping. The proposed expansion would be located on approximately five acres of undeveloped land north of and adjacent to the existing self-storage facility. The property is located at 1320 East Moore Street. On September 29, 2020, the Hearing Examiner issued a decision, approving the CUP, with several conditions intended to mitigate impacts from the proposal.

Of particular note, Condition 4 of the decision requires the Applicant to “[a]rrange the buildings on the construction site plan to have the shortest buildings on the perimeter to mitigate the storage facility’s incompatibility with the surrounding uses.”

RECONSIDERATION

Request

On October 1, 2020, the Applicant timely requested reconsideration of the decision, specifically in relation to Condition 4. In its request, the Applicant notes that the City reviewed an updated site plan, Exhibit Q, that addressed concerns about building height and arrangements, obviating the need for Condition 4. The Applicant requested that Condition 4 be revised to require compliance with the revised site plan reviewed by the City (Exhibit Q). *Request for Reconsideration, received October 1, 2020.* The City responded to the reconsideration request and concurred with the Applicant’s request. *City Response to Reconsideration, dated October 6, 2020.*

*Decision on Request for Reconsideration
Sedro-Woolley Hearing Examiner
Skagit Self Storage Expansion CUP, No. CUP-2020-032*

Criteria

The Sedro-Woolley Hearing Examiner's Rules of Procedure provide:

Reconsideration. Any interested person who believes that the decision of the Hearing Examiner is based on an erroneous procedure, errors of law or fact, error in judgment, or the discovery of new evidence which could not be reasonably available at the prior hearing may make a written request for review by the Hearing Examiner within fourteen days after the written decision of the Hearing Examiner has been rendered or within fourteen days of the publication of decision, if required. The request shall set forth the specific errors relied upon by such appellant, and the Hearing Examiner may, after review of the record, take further action as the Hearing Examiner deems proper. The Hearing Examiner may request further information which shall be provided within ten days of the request. The Hearing Examiner's written decision on the request for reconsideration shall be transmitted to all parties of record within ten days of receipt of the request for reconsideration or receipt of the additional information requested, whichever is later. The Hearing Examiner's written decision on the request for reconsideration shall constitute the final decision for any further appeals.

Sedro-Woolley Hearing Examiner's Rules of Procedure, Rule 1.9.3.c.

DECISION

Because the Hearing Examiner concurs with the City and the Applicant and acknowledges that Condition 4 should have been revised prior to the final decision being issued, the request for reconsideration is **GRANTED**. The Hearing Examiner has issued a revised decision with Condition 4 amended to read:

The Applicant shall adhere to the arrangement of buildings on the revised site plan, submitted September 11, 2020, which incorporated minor revisions in response to concerns raised at the open record hearing to mitigate the storage facility's incompatibility with surrounding uses.

Decided this 8th day of October 2020.



ANDREW M. REEVES
Hearing Examiner
Sound Law Center