



Planning Department  
Sedro-Woolley Municipal Building  
325 Metcalf Street  
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## Notice of Decision – Conditional Use Permit #2020-032 Issued: September 29, 2020

Notice is hereby given that on September 8, 2020 the Sedro-Woolley Hearing Examiner held a public hearing for Conditional Use Permit (CUP) application #2020-032, to expand the existing Skagit Self Storage Facility with associated improvements on a vacant lot north of the existing storage facility at 1320 East Moore Street in Sedro-Woolley. The Hearing Examiner **APPROVED** the **Skagit Self Storage Expansion** application subject to the following conditions:

1. Landscaping screening shall be required on the east side of the existing building, on the eastern 20 feet of the north side of the existing easternmost building, and along the northern face of the proposed eastern portion of the project. The landscape screening shall be eighty percent sight-obscuring at time of planting and one hundred percent within two years. The landscape screening shall extend a minimum of six feet above ground surface. The intent is to screen the entire side of the buildings nearest the screening, thus the chosen landscaping materials shall be suitable to grow to the necessary height to screen the buildings.
2. Comply with the 20-foot side setbacks from the adjacent residential properties per the bulk restrictions set forth in SWMC 17.20.020.
3. Comply with the Sedro-Woolley Design Standards and Guidelines, Chapter 4, Additional Standards for the Mixed Commercial Zone for screening blank walls.
4. Arrange 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.
5. Provide a landscape plan that meets the requirements of Chapter 17.50 SWMC and these conditions at time of building application.
6. Comply with the mitigation requirements set forth by the MDNS.
7. No outside storage shall be allowed at the storage facility.

**Application:** Request for a 5-acre expansion of the existing Skagit Self Storage Facility onto the vacant land north of the existing storage facility. The project includes new driveways, an additional access road with a gate, landscaping and roughly 95,000 square feet of new fully enclosed storage facilities, some of which will be large enough to accommodate recreational vehicles and boats. A SEPA mitigated determination of non-significance (MDNS) was issued on May 18, 2020. More information available at the Sedro-Woolley Planning Department, 325 Metcalf St., Sedro-Woolley, WA or by email at [kweir@ci.sedro-woolley.wa.us](mailto:kweir@ci.sedro-woolley.wa.us).

**Applicant:** Lance Campbell, 1320 East Moore St, Sedro-Woolley, WA 98284

**Address:** 1320 East Moore St, Sedro-Woolley.

**Appeal Period:** Appeals of Hearing Examiner decisions shall be in accordance with Chapter 2.90 SWMC. The decision will be final unless an appeal to the city council is filed with the city clerk within fourteen days of the date of this decision. Affected property owners may request a change in valuation for property tax purposes notwithstanding any program of revaluation.