



△ MIRROR BLDG R - RRH - 9/11/20

**NOTES & CONDITIONS**

- THIS DRAWING IS TO BE USED FOR PRELIMINARY PLANNING PURPOSES ONLY. DETERMINATION OF THE SUITABILITY OF THE LAYOUT AND UNIT MIX SHALL BE THE SOLE RESPONSIBILITY OF THE OWNER/DEVELOPER.  
 - ALL DIMENSIONS, ELEVATIONS, EASEMENTS AND SETBACKS SHOWN ARE BASED UPON THE BEST INFORMATION PROVIDED TO THE DESIGNER. THE OWNER/DEVELOPER IS RESPONSIBLE FOR CONFIRMING ALL INFORMATION.  
 - DESIGNER DOES NOT ENSURE REQUIRED EXTENT, TYPE OR LOCATION OF ANY FIREWALLS, EITHER SHOWN OR NOT SHOWN. OWNER/DEVELOPER TO VERIFY.  
 - LOCAL REQUIREMENTS MAY TAKE PRECEDENCE! - OWNER/DEVELOPER TO CONFIRM DESIGN IS IN COMPLIANCE WITH ALL APPLICABLE LOCAL CODES AND LAWS (ZONING, ENVIRONMENTAL, BUILDING, FIRE, ETC...)  
 - THIS DOCUMENT AND ITS CONTENTS ARE THE PROPERTY OF MAKO STEEL, INC. AND ANY UNAUTHORIZED USE IS STRICTLY PROHIBITED.

**REVISIONS:**

△	REVISE BLDG. P - RRH - 12/12/19
△	SNOW, RV - RRH - 1/27/20
△	INFILL EXTERIOR - RRH - 1/27/20
△	OWNER CHANGES - RRH - 3/19/20
△	MIX, LANDSCAPING - 6/16/20 - RRH
△	BLDG M WIDTH - 6/17/20 - RRH
△	MISC. CHANGES - 7/30/20 - RRH
△	SLOPES, EAVE HTS - 9/10/20 - RRH

<b>DRAWN BY:</b> RRH
<b>DATE:</b> 12/5/19
<b>DWG. NO.:</b> L1 OF 1
<b>REVISION:</b> 09



**SKAGIT STORAGE EXPANSION**  
 SEDRO WOOLEY, WA  
 LANCE CAMPBELL

91118AG

## Supplemental Building Description Skagit Self Storage Facility Conditional Use Permit

Sedro-Woolley File #2020-032

~~Submitted: February 24, 2020~~

Updated July 1, 2020

Updated September 11, 2020

*This Supplemental Building Description has been updated by lining-out text no longer applicable and underlining new text. This maintains the original intended plan for direct comparison to the updated plan. Changes made on September 11, 2020 are provided as underlined bold italic text in response to Staff and Hearing Examiner requirements for this Conditional Use Permit*

Within this proposed expansion of the existing Skagit Self Storage facility, a total of ~~9~~ **9** fully-enclosed, single-story buildings are proposed on 5 acres. Each building contains a series of rentable self-storage units that vary in size from 5' x 5' up to 14' ~~12'~~ **14'** x 45' ~~40'~~. As noted on the accompanying Maco ~~submitted~~-site plan, the buildings are referenced as J, K, L, M, N, P, Q, R, ~~and S, and T~~. The configuration of unit sizes is based on the applicant's experience in operating the adjacent self-storage facility. There is the potential of minor changes in unit sizes once the final building design has been completed.

Typically, units smaller than 10' x 20' are too small for a vehicle, and are generally used for standard storage, notwithstanding small recreational equipment such as a motorcycle or snowmobile. The larger units are available to accommodate larger components, such as a car, motor home, trailer, or boat. These larger units are also very convenient for a variety of people in the community, such as military personnel leaving on deployment, or homeowners in transition after selling their house and in need of a larger storage unit to accommodate lots of personal belongings and furniture.

Per the manufacturer, a ~~common~~ the self-storage building roof-slope is ~~0.5:12 1:12, or 2:12~~. Preliminarily, larger units having a door height sufficient for a motor home can have a peak height on the order of ~~17.7~~ **20** feet with a ~~1:12~~ **0.5:12** pitch, ~~and upwards of 24 feet if a 2:12 pitch is incorporated in the building design~~. Smaller units, ~~even with a 2:12~~ **0.5:12** pitch, are typically no taller than approximately ~~18~~ **9.75** feet. ~~Each half of the gable roof buildings will share a common peak height. Smaller buildings may utilize a continuous shed roof design, rather than a gable.~~ **All buildings will have uniformly sloped shed roofs.**

Prior to this project's initial submittal to the City in February 2020, many different combinations of building size, height, and layout were considered. Due to the current health pandemic and looming economic struggle, the quantity of large storage units have been reduced and reconfigured into smaller units. The overall project area of 5 acres is the same. The internal components have been revised to the following.

Project Area = 5 acres (217,800 SF)

Overall Project = 7.87 acres (124,932 SF + 217,800 SF)

	<u>Original Submittal</u>	<u>Updated Submittal</u>
<u>Quantity of Buildings</u>	<u>9</u>	<del>10</del> <u>9</u>
<u>Quantity of Storage units</u>	<u>324</u>	<del>446</del> <u>450</u>
<u>Building Footprint coverage</u>	<u>95,119 SF (43.67%)</u>	<del>89,429 SF (41.06%)</del> <u>90,309 SF (41.46%)</u>
<u>Average Unit Size</u>	<u>293.6 SF</u>	<del>200.5</del> <u>200.7 SF</u>
<u>Impervious Drive Surface</u>	<u>89,309 SF</u>	<del>92,315</del> <u>91,435 SF</u>
<u>Total Impervious Cover</u>	<u>184,428 SF (84.67%)</u>	<u>181,744 SF (83.44%)</u>
<u>Landscape in 5 ac</u>	<u>33,310 SF (15.29%)</u>	<u>36,056 SF (16.55%)</u>
<u>Landscape Overall (7.87 ac)</u>	<u>49,758 SF (14.52%)</u>	<u>51,723 SF (15.09%)</u>

The original submittal caused the existing mini-storage area to lose some existing landscape area, whereas the proposed mini-storage exceeded the City's minimum 15% requirement landscape requirement. During the processing of this CUP, the City clarified that the overall project must provide the City's minimum 15% landscape requirement. Part of updating this project to address economic concerns and anticipated community needs included meeting the City's overall landscape requirement of not less than 15%.

**As a result of the Hearing Examiner's public hearing for this Conditional Use Permit, the site plan has been modified as follows:**

- 1. At staff's recommendation, the west building "M" was changed from a peak height of 13.25 feet pitched downhill east to a peak height of 12.0 feet pitched downhill west. This change in height was provided to meet the City's "step-back" requirement for the building along the west property line having a 20-foot setback.**
- 2. Storage units at the west end of building "Q" and the adjoining east end of building "R" were slightly modified. The drive aisle between the opposing two ends of these buildings was replaced with storage units. This change resulted in the increase of 4 storage units and a slight increase in the overall average size of storage unit.**

**Please refer to the accompanying, updated site plan prepared by Maco, having a revision date of 9/10/20.**