

**SKAGIT COUNTY PLANNING AND DEVELOPMENT SERVICES
MITIGATED DETERMINATION OF NONSIGNIFICANCE (MDNS)
SPECIAL USE PERMIT FILE
#PL04-0889**

PROJECT DESCRIPTION: 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.

PROPONENT: Dan Watts, 2464 East Blackburn Road, Mount Vernon, WA 98274

PROJECT LOCATION: 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.

LEAD AGENCY: Skagit County Planning and Development Services.

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(C). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request. This determination is subject to the mitigated measures as identified below and shall be deemed conditions of approval of the land use and/or permit pursuant to Skagit County Code 14.24.100(7). Such conditions are considered binding and may not be altered by subsequent decisions unless a threshold determination is re-issued.

1. The applicant shall comply with Northwest Air Pollution Authority requirements.
2. The applicant shall comply with the provisions of Chapter 14.36 of the Skagit County Code, the Skagit County Drainage, Water, Sedimentation Control Ordinance, as it relates to increased runoff resulting from additional impervious surfaces.
3. The applicant shall comply with SCC 14.16.840, the Performance Standards, and WAC 173-60 for noise and light conditions.
4. The applicant shall comply with Fire Code Standards.
5. An engineered soils compaction report shall be required for all structures placed on fill material.
6. The applicant shall comply with all relevant provisions of 14.06 (Skagit County Critical Areas Ordinance).

The Lead Agency previously issued a comment period for this proposal under the Optional DNS process outlined under WAC 197-11-355.

You may appeal this threshold determination in accordance with Skagit County Code 14.12 and 14.06 and then by filing such with the Skagit County Planning and Development Services Department for service to the SEPA responsible official within fourteen (14) calendar days after the date of the threshold determination.

Appeals must be submitted no later than: **July 7, 2005**.

RESPONSIBLE OFFICIAL: Director of Planning and Development Services

CONTACT PERSON: Brandon Black, Senior Planner

ADDRESS: 1800 Continental Place, Mount Vernon, WA 98273.

PHONE: (360) 336-9410

Date 6-20-05 Signature Brandon Black

On behalf of Gary Christensen

AICP, Planning and Development Services Director

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

Please Publish: 6-23-05

Watts.brandonb.6.24.05