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Skagit County Auditor

3/29/2002 Page 1 of 6

9:22AM

AFTER RECORDING RETURN TO:
SKAGIT COUNTY HEARING EXAMINER
302 SOUTH FIRST STREET
MOUNT VERNON, WA 98273

DOCUMENT TITLE: Order on Special Use Permit Application SU 01 0840

HEARING OFFICER: SKAGIT COUNTY HEARING EXAMINER

APPLICANT: SKAGIT COUNTY FIRE DISTRICT #14

ASSESSOR PARCEL NO: P49040

ABBREVIATED LEGAL DESCRIPTION: located at 18726 Parkview Lane, Burlington, WA;
a portion of Section 7, Township 36 North, Range 4 East, W.M., Skagit County,
Washington.

BEFORE THE SKAGIT COUNTY HEARING EXAMINER

FINDINGS, CONCLUSIONS AND DECISION

Applicant: Skagit County Fire District #14
c/o James Garner
1666 Parkview Lane
Burlington, WA 98233

Agent: Ravnik and Associates
Attn: John Ravnik
P. O. Box 361
Burlington, WA 98233

File No: SU-01-0840

Request: Special Use Permit

Location: 18726 Parkview Lane, Burlington, WA; a portion of
Section 7, Township 36 North, Range 4 East, W.M., Skagit
County, Washington

Summary of Proposal: Construction of a new 5,500 square foot fire hall with a
proposed future addition of approximately 2,025 square
feet on an existing 2.22 acre site.

Land Use Designation: Comprehensive Plan and Zoning: Rural Reserve

Public Hearing: After reviewing the report of the Planning and Permit
Center, the Hearing Examiner conducted a public hearing
on February 13, 2002. Due notice was given.

Decision: The application is approved, subject to conditions.

FINDINGS OF FACT

1. Skagit County Fire District #14 seeks a Special Use Permit and a Variance in order to build a new fire station at 18726 Parkview Lane, Burlington, Washington. The building will replace the present fire hall located approximately 90 feet to the north of the proposed fire hall.

2. The *Comprehensive Plan* and zoning designation for the property is Rural Reserve (RRv). The proposed fire station is a major public use related to providing emergency services. The Unified Development Code at SCC 14.16.320(4)(t) states that major public uses and expansions of existing major public uses, 3,000 square feet and greater, require a Hearing Examiner Special Use Permit.

3. The project site is approximately 2.22 acres in size located off the south side of Parkview Lane. Parkview Lane is a minor access road that extends westerly from Old Highway 99 North. The existing project site consists of an open pasture area with the existing fire hall and existing graveled parking area located along the north portion of the parcel.

4. The surrounding area is rural and residential in nature. The surrounding area to the north is designated as the Alger Rural Village and is made up of smaller lot sizes with existing residential and commercial uses. To the east, west, and south, the surrounding area primarily consists of scattered residential parcels and open pasture lands.

5. The proposed fire hall building contains approximately 5,500 square feet with a future building addition of 2,025 square feet (for a total of 7,525 square feet) and an adjacent parking area to accommodate vehicles during meetings and emergency events.

6. The new facility will be serviced with water from Public Utility District #1 and will utilize an on-site septic system.

7. The application was routed to various County departments for review. In general, the reviewing agencies asked for compliance with applicable codes and regulations. None expressed objections. Nothing in the record suggests that the applicable code provisions cannot be met. The agency comments are reflected in conditions of approval.

8. The application was reviewed under the State Environmental Policy Act (SEPA). A Mitigated Determination of Non-Significance (MDNS) was issued on November 27, 2001. The MDNS was not appealed. The conditions contained in the MDNS are as follows:

a. Temporary erosion/sedimentation control measures, as approved by the Skagit County Department of Public Works, shall be in place prior to the placement of any fill material. The applicant shall maintain all temporary erosion/sedimentation control measures in accordance with the Skagit County Drainage/Erosion/Sedimentation Control Ordinance. Said measures shall remain in effect until completion of the project.



b. The applicant shall comply with Northwest Air Pollution Authority requirements.

c. The applicant shall comply with the provisions of Chapter 14.32 of the Skagit County Code, the Skagit County Drainage, Water, Sedimentation Control Ordinance, as it relates to increased runoff resulting from Additional impervious surfaces.

d. The applicant shall comply with Fire Code Standards.

e. An engineered soils compaction report shall be required for all structures placed on fill material.

f. The applicant shall comply with all relevant provisions of 14.24 (Skagit County Critical Areas Ordinance).

9. The subject parcel was reviewed with respect to the Skagit County Critical Areas Ordinance, 14.06 of the Skagit County Code. The staff reviewed the project and stated that the application shall comply with any "Low Flow" issues as per Skagit County Code Section 14.24.300

10. The applicant has indicated that the geotechnical percolation test of the underlying soils on site indicates that the soils have a very high infiltration rate. For this reason, a storm drainage/retention system will be constructed on site with an infiltration system as the method of storm runoff containment and release. There will be an oil/grease separator vault placed upstream of the proposed retention/infiltration pond to "clean" storm water of any petroleum products, silt, and debris that may have been transported by storm water during surface runoff.

11. With the exception of sirens which are exempt from the noise standards, the facility is not expected to generate significant noise.

12. There was no adverse public comment on this application.

13. The applicant indicates that the new fire hall will provide a better facility for Skagit County Fire District #14 which will improve safety measures for the public.

14. Any conclusion herein which may be deemed a finding is hereby adopted as such.

CONCLUSIONS OF LAW

1. The Hearing Examiner has jurisdiction over the persons and the subject matter of this proceeding. SCC 14.06.050(1)(b)



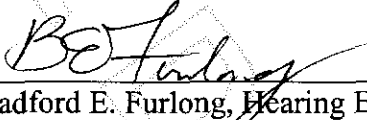
2. The requirements of SEPA have been met.
3. The Special Use Permit applied is required under SCC 14.16.320(4)(t). At the site in question, the proposed fire station meets the prerequisites of that subsection for siting of a public use that provides emergency services.
4. As conditioned, the fire station meets the criteria for issuance of a Special Use Permit. SCC 14.16.900(2)(b)(v).
5. The following conditions of approval should be imposed.
 - a. Planning Department and/or Public Works personnel shall evaluate the applicant's mitigation of "Low Flow" stream concerns and re-evaluate the application of UDC Section 14.24.300 and take appropriate steps based thereon.
 - b. The existing on-site waste disposal system shall be replaced and re-commissioned pursuant to applicable laws and regulations prior to occupancy.
 - c. The permittee shall adhere to the plans and other project information submitted.
 - d. The permittee shall obtain all other necessary approvals.
 - e. The permittee shall comply with the condition set forth in the MDNS (see Finding 8).
 - f. SCC 14.16.080 shall be complied with as it refers to noise and light.
 - g. In the construction and operation of the building the permittee shall comply with Chapters 173-201A (surface water quality), 173-200 (ground water quality) and 173-60 (maximum environmental noise levels). The operation of the fire station shall not contribute to any surface or ground water degradation and the operation of the building shall not exceed the applicable noise standards.
 - h. Review by the Skagit County Health Department is required for the public restrooms and kitchen facilities.
 - i. Prior to building permit issuance, the permittee shall submit a landscape plan for review and approval in accordance with SCC 4.16.830.
 - j. Access permits shall be obtained from the Department of Public Works as required.
 - k. The permittee shall obtain a fill and grade permit and comply with the conditions thereof.



1. The permittee shall submit a copy of this decision with the building permit application.
- m. The permittee shall submit a storm drainage report with the building permit application.
- n. The permit shall be commenced within two years of permit approval, and shall be completed within three years.
- o. Failure to comply with the terms of this permit may result in its revocation.
6. Any finding herein which may be deemed a conclusion is hereby adopted as such.

DECISION

The requested Special Use Permit is approved, subject to the conditions set forth in Conclusion 5 above.



Bradford E. Furlong, Hearing Examiner Pro Tem

Date of Action: March 19, 2002

Copy Transmitted to Applicant: March 19, 2002

RECONSIDERATION/APPEAL

As provided in SCC 14.06.180, a request for reconsideration may be filed with the Planning and Permit Center within 10 days after the date of this decision. As provided in SCC 14.06.120(9), the decision may be appealed to the Board of County Commissioners by filing a written Notice of Appeal with the Planning and Permit Center within 14 days after the date of the decision, or decision on reconsideration, if applicable.