

NOTICE OF PUBLIC HEARING:

Hearings are now being held hybrid, meaning in-person and virtual (via Zoom). To participate in the public hearing virtually you can call +1(253)215-8782, US (Tacoma), or +1(719)359-4580 US, Meeting ID: 812 7077 5954# US (Passcode: 728120), or to join via video please visit:

<https://us06web.zoom.us/j/81270775954?pwd=YzdwSmxLeXp6cDdCbmlFXk0ZSVWNRdz09>

Log in information is also available on the Hearing Examiner website located at www.skagitcounty.net under the “*Department Directory*,” “*Hearing Examiner*.”

If you are having issues connecting to the hearing, please call the numbers listed below.

Notice is hereby given that the Skagit County Hearing Examiner will hold a public hearing on Wednesday, December 11, 2024, beginning at 1:00 PM or soon thereafter, using remote access technology. A hearing room shall be made available on December 11, 2024, in the Board of County Commissioners Hearing Room, 1800 Continental Place, Mount Vernon, Washington, for the purpose of determining the following:

- A. Special Use Permit, PL23-0484: The Sedro Woolley School District #101 filed a Special Use Permit modification application (#PL23-0484) for the construction of an outdoor, multi-purpose, structure to be used for community events and gatherings as well as occasional use by the school. The proposed structure is approximately 1,800 square feet (30’ x 60’) building footprint, with a roof area of 2,112 square feet (32’x 66’), at Big Lake Elementary School. The structure is proposed to be located along the southwest area of the school, approximately 40 feet west of the existing private storage facility and south of the existing school field. SCC 14.16.310(4)(f) allows for Major Public Uses and expansions of public uses with an approved Hearing Examiner Special Use permit when the public facility is to include 3,000 or more square feet of gross floor area or utilize 3 or more full-time employees.

Critical Areas Variance, PL24-0306: The Sedro Woolley School District #101 also filed a Critical Area Variance request is to reduce the standard 110-foot buffer on a Category III Wetland by 50% to accommodate a proposed access path to a proposed structure to be used for outdoor education and available to the community. By itself the decision to grant or deny a critical areas variance to reduce a buffer by up to 50% would be an Administrative decision made by the Director. Because this application is being processed concurrently with Special Use Permit Application PL23-0484, which requires a Hearing Examiner decision, the decision Critical Areas Variance Application will also be a Hearing Examiner decision (SCC 14.06.060).

The proposed project is located within the Rural Village Residential (RVR) zoning/comprehensive plan designated area, The project is located at 16802 Lake View Boulevard, Mount Vernon, within a portion of Section 25, Township 34N, Range 4E W.M., situated within Skagit County, Washington. (P67143, P27787, P67139). Staff contact: Kevin Cricchio, AICP, ISA, Senior Planner; (360) 416-1423.

Your views for or against the requests are invited either by attendance, representation, or letter. Comments and/or facsimiles must be received by Planning and Development Services no later than 4:30 PM DECEMBER 10, 2024, or be presented at the public hearing. Email comments may be submitted with the PDS website under the current legal notices tab or to the Office of the Hearing Examiner.

If you would like to speak at the hearing, please contact the Hearing Examiner Clerk at email HEhearings@co.skagit.wa.us or Tim Pew at (360) 416-1129, email tjpew@co.skagit.wa.us to sign up.

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