



Planning Department
Sedro-Woolley Municipal Building
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September 16, 2020

RE: SKAGIT SELF STORAGE EXPANSION - FILE # 2020-032 – FINAL CITY COMMENTS TO ADDRESS ISSUES RAISED AT PUBLIC HEARING

The Hearing Examiner requested additional information from the applicant for CUP 2020-032 (Applicant) at the September 8 public hearing. The Applicant submitted two additional documents: “Updated Supplemental Bldg Descr 09112020” and “Skagit Storage Plan Rev 9 9-11-20.” Applicant comments were due September 11, 2020 and those comments were submitted in a timely fashion. City Staff responses to the Applicant comments are due on September 16, 2020.

At the public hearing, staff found that the previous proposed building layout and sizes did not meet the step-back requirements in SWMC 17.20.020(A). Staff recommended 35’ setbacks from the western side lot line, however, the originally proposed site plan requested 20’ setbacks from the side property lines. The Applicant addressed this issue as #1 on page 2 of the “Updated Supplemental Bldg Descr 09112020.” Also, the Applicant’s revised building designs shown in “Skagit Storage Plan Rev 9 9-11-20” proposes a lower roof line for the building nearest the west property line (Building M). In addition, the roof peak has been reconfigured to be on the east side of the building, allowing height the west side of the building to be lowered from 13’3 to 10’9”.

Staff finds that the revised plans meet the intent of the step-back requirements. Thus, staff recommends that the side setback on the west property line be allowed as 20’ if the Building M is designed as shown in “Skagit Storage Plan Rev 9 9-11-20.”

The height of the building on the east property line (Building P) is 9’4” in both the previous and the revised “Skagit Storage Plan Rev 9 9-11-20.” Staff finds that a height of 9 feet, 4 inches for Building P is acceptable.

At #2 of the “Updated Supplemental Bldg Descr 09112020,” the Applicant discusses changes to Buildings Q & R; staff has no concerns about those revisions.

John Coleman, AICP
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