



Planning Department  
Sedro-Woolley Municipal Building  
325 Metcalf Street  
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## Notice of RECONSIDERATION Decision – APPROVAL of Conditional Use Permit file #CUP-1-11

**Issued: January 20, 2012**

Notice is hereby given that the Hearing Examiner has issued a revised decision for Conditional Use Permit (CUP) #CUP-1-11. The Hearing Examiner held a public hearing on December 2, 2011 for CUP-1-11. On December 19, 2011 the Hearing Examiner issued a decision to deny the CUP application. On December 27, 2011 the applicant submitted a request for reconsideration in accordance with Sedro-Woolley Municipal Code (SWMC) 2.90.080. After reconsidering the application, the Hearing Examiner has issued a decision to **APPROVE** CUP-1-11 with the following conditions:

1. All lighting shall be directed downward and away from neighboring properties;
2. The business hours shall be limited to 7:00AM to 8:00PM;
3. Signs, whether on site or off-site, are limited to a combined total of 20 square feet;
4. Applicant shall submit a landscaping plan that includes landscaping at the entrance to the facility and on the south side of the property. The plan must be approved by the Planning Department and the landscaping shall be installed within 3 months of CUP approval; and
5. The applicant shall limit the number of outdoor storage of RVs and trailers to a maximum of eight units.

**Application:** The CUP request is to allow a portion of the existing storage building at 1230 Warner Street, Sedro-Woolley to be converted to be equipped with hydroponic gardening systems. The metal cabinets and rooms would be used by individuals for growing medical marijuana indoors in a secure environment. The property is located in the Residential 7 zone. The CUP, if approved as requested, will modify an existing CUP that allows the storage facility to operate 130 storage units in a residential zone. Residential 7 zoning regulations require that the proposed use be approved per the CUP process and meet the criteria in Chapter 2.90 of SWMC and the criteria in Title 17 SWMC. This application was not subject to an environmental review.

**Applicant:** Tom Swett *for* property owner Jean Swett, 1230 Warner Street, Sedro-Woolley, WA, 98284.

**Address:** Subject property is located at 1230 Warner Street, Sedro-Woolley, WA 98284. Assessors parcel number: 77224.

**Appeal Period:** This decision will be final unless appealed within 14 days of the notice of decision. Interested parties may appeal this decision until **4:30 PM, Friday, February 3, 2012**. The appeal will be a closed record appeal in front of the City Council. Appeals shall be delivered to the Planning Department, attention Planning Director, by mail, by personal delivery or by fax. Appeals shall be in writing, be accompanied by the required fee, and meet the requirements of SWMC 2.90.090(E). Please contact the Planning Department at 325 Metcalf Street, Sedro-Woolley, WA, (360)855-0771 for complete details and fees for the appeal process or to obtain further information about this application.