

**SKAGIT COUNTY PLANNING AND PERMIT CENTER
NOTICE OF DECISION**

Notice is hereby given that on February 26, 2001, Skagit County issued an Administrative Interpretation regarding a Comprehensive Plan and Zoning Map error involving property used for boat manufacturing purposes by Rozema Boat Works. On January 22, 2001, Dirk Rozema submitted an Administrative Interpretation request pursuant to Skagit County Code 14.060.040(3) Administrative Interpretations – Official, requesting a correction of an alleged mapping error involving P35094 (T35N, R3E, S31). Mr. Rozema’s request stated that Rozema Boat Works has been operating and building boats on P35094, along with the adjoining parcel P71189, since 1955. P71189 was redesignated/rezoned from Rural Business (RB) to Rural Marine Industrial (RMI) by Ordinance No. 17938, adopted July 24, 2000, while P35094 remained designated and zoned Rural Village Residential. Mr. Rozema requested that the omission of P35094 from the RMI designation be acknowledged and corrected.

Department research into Assessor’s records confirms that P35094 has been used by Rozema Boat Works for industrial boat-building purposes at least as early as the 1970s, and that the property continues to be used for those purposes. Assessor’s records show that there is, and at least since the early 1970s has been, a 1,400 square foot utility building on the parcel. Based on the Assessor’s information, which substantiates Mr. Rozema’s written statements regarding the current and historic use of P35094, it is clear that P35094 was erroneously omitted from the Rural Marine Industrial designation when that designation and zone were applied to P71189 for Rozema Boat Works through Ordinance No. 17938, adopted July 24, 2000. This mapping error resulted in P71189 being designated/zoned RMI while P35094 was designated/zoned Rural Village Residential, inconsistent with the current and historic use of the latter parcel. This same omission occurred when P71189 was designated/zoned Rural Business through Interim Ordinance No. 17535, adopted August 17, 1999, while P35094 was left as Rural Village. Given these facts, the Administrative Official has made a determination under SCC 14.06.040(3) that a mapping error occurred. To correct this mapping error, the property’s designation/zoning will be corrected on the Skagit County Comprehensive Plan and Zoning Map to be consistent with the designation and zoning for P71189.

Administrative interpretations may be appealed to the Skagit County Hearing Examiner, following the procedures of SCC 14.06.110(7) through 14.06.110(14). Standing to bring an appeal shall be limited to aggrieved parties. Parties with standing to appeal must submit the appeal form and appeal fees to the Planning and Permit Center within 14 calendar days of the publication of the Notice pursuant to SCC 14.06.110.

Transmitted to the Skagit Valley Herald:	February 27, 2001
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Appeals must be submitted by:	March 15, 2001

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