

DETERMINATION OF NONSIGNIFICANCE

PL06-0007

DESCRIPTION OF PROPOSAL: Notice is hereby given that on January 4, 2006, Bay View Edison Industries filed a State Environmental Policy Act (SEPA) checklist in conjunction with Hearing Examiner Special Use Permit application # PL06-0007 for the expansion of a business in the Rural Business zone. The applicant has requested a 50% expansion of the existing building footprint, which requires the approval of a special use permit application by the Hearing Examiner, as per Skagit County Code 14.16.150 (4) (d) (i-vi).

The applicant proposes to finish constructing a 6,000 sq. ft. building and begin constructing an additional 11,000 sq. ft. building. The building complex will be used for the manufacture of yachts, and in the future may be used as a full service machine shop specializing in tool manufacturing and metal and cabinetry fabrication. With the existing 16,000 sq. ft. building on site, the facility is proposed to contain up to 33,000 sq. ft. The site would employ approximately 34 employees and provide approximately 38 parking spaces. The project will require the grading of approximately 500 cubic yards, with an additional fill of approximately 1,500 cubic yards of pit run material from local gravel pits.

PROPONENT: Bayview Edison Industries Inc.
13593 Bayview Edison Road
Mount Vernon, WA 98273

LOCATION OF PROPOSAL: The proposed project is located at the NE ¼ of the SE ¼ of Section 7, Township 34, Range 3, W.M., Skagit County, WA., with a site address of 13593 Bay View Edison Road, Mount Vernon, WA. The property is located at the northeast corner of the intersection of Bay View Edison Road and State Route 20. The parcel number is P103655.

ASSESSOR'S ACCOUNT NUMBER: 340307-0-037-0100

LEAD AGENCY: Skagit County Planning and Development Services

The lead agency for this proposal has determined that it does not have a probable adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request.

The Lead Agency previously issued a comment period for this proposal under the Optional DNS process outlined under WAC 197-11-355.

You may appeal this threshold determination in accordance with Skagit County Code 14.12 and 14.06 and then by filing such with the Skagit County Planning and Development Services Department for service to the SEPA responsible official within fourteen (14) calendar days after the date of the publication of the threshold determination.

Appeals must be submitted no later than March 2, 2006 at 4:30 pm.

RESPONSIBLE OFFICIAL: Director of Planning and Development Services

CONTACT PERSON: Brent Morrow, MS, MPA
Senior Planner

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PHONE: (360) 336-9410

Date: February 13, 2006

Signature: Brent Morrow

On behalf of Gary Christensen

AICP, Planning and Development Services Director

Please Publish: February 16, 2006.

cc: WDOE, Public Works, NWAPA, Fire Marshall, WSDF&W, Skagit Systems Coop,
Washington State Department of Transportation, Applicant

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