

NOTICE OF PUBLIC HEARING

Notice is hereby given that the Skagit County Hearing Examiner will hold a public hearing on **Wednesday, July 10, 2019** in the Board of County Commissioners Hearing Room, 1800 Continental Place, Mount Vernon, Washington, at **9:00 a.m.** or soon thereafter, for the purpose of determining the following:

- a) **Shoreline Substantial Development, Shoreline Conditional Use, and Shoreline Variance Application (#PL17-0495)** for the proposed construction of a wharf and building addition to allow fabrication of vessels up to 80 feet in length and to promote an efficient and safe work environment. Staff contact: Betsy Stevenson
- Variance requests #PL17-0496** to allow for an alternative landscape plan, **#PL17-0497** to reduce the required 50 foot setback to zero along the north and east property lines, and **#PL17-0498** to exceed the maximum lot coverage and impervious surface area and maintain the existing level of 88% lot coverage. Staff contact: Brandon Black
- The wharf will be 30 feet wide (east/west) by 110 feet long (north/south) installed adjacent to and waterward of the existing **Rozema Boat Works** fabrication facility. The pier will be constructed using 21 driven steel pipe piles, seven steel pipe caps, precast concrete deck panels and cast-in-place concrete overlay. The pier would also include 13 driven steel pipe fender piles with plastic pipe sleeves. The deck will match the elevation of the existing fabrication building floor, which is approximately 13 feet above the mean lower low water datum. Due to land access constraints, some or all of the pile driving, pile cap installation and concrete panel placement will be performed from the water side, using a barge mounted floating crane. Because the water is so shallow at the site, the work will have to be performed during high tides or with the barge grounded on the seafloor.

An approximate 1670 square foot wooden structure and an existing 1200 square foot tensile fabric structure will be removed. An L-shaped addition to the main fabrication building of approximately 3100 square feet is proposed. The addition will extend west and north of the main building, occupying 60 feet of the pier to the western (waterward) edge. The remainder of the area vacated by the removal of the structures will become a laydown area consisting of a concrete slab on grade connecting to the new wharf.

The project is located at 11130 Bayview-Edison Road, within the Northwest $\frac{1}{4}$ of Section 31, Township 35 North, Range 3 East, W.M., Skagit County, Washington. P71189 and P35094.

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 p.m. Tuesday, July 9, 2019 or be presented at the public hearing.** E-mail comments may be submitted via the PDS website under the current legal notices tab or to the Office of the Hearing Examiner.

Transmitted to the Skagit Valley Herald: Tuesday, June 18th, 2019.
Please publish June 20th, 2019.