

NOTICE OF PUBLIC HEARING

Notice is hereby given that the Skagit County Hearing Examiner will hold a public hearing on **Wednesday, August 23, 2006** in the Board of County Commissioners Hearing Room, 1800 Continental Place, Mount Vernon, Washington, at the hour of **10:00 a.m.** or soon thereafter, for the purpose of determining whether the Hearing Examiner should approve, modify and approve, or deny the following requests:

A. Open Record Appeal #PL06-0531 by Kevin Bingham of an Administrative Interpretation of shoreline regulations regarding minimum fence placement setbacks from the Ordinary High Water Mark (OHWM) and side property lines as addressed in the Skagit County Shoreline Management Master Program (SCSMMP). The property is located at 9690 Samish Island Road, within a portion of Section 27, Township 36 North, Range 2 W.M., situated within Skagit County, Washington. Staff Contact: Daniel Downs, Shoreline Administrator. Parcel # 70410.

B. Special Use Permit application #PL06-0515 by Steve Bonnette, on behalf of Alf Christianson Seed Company, for the construction of an approximate 135,000 square foot seed processing facility which will have a portion of the structure exceeding 40 feet in height. The project proposal includes the construction of a processing building with a portion of higher roof area exceeding the 40 foot height limit, however will not exceed a height of 60 feet. Skagit County Code (SCC) 14.16.180 (6)(j) and (7)(b) state that structures in excess of 40 feet in height require an approved Hearing Examiner Special Use Permit. The proposed project is located within the Bayview Ridge Industrial (BR-I) zoning/comprehensive plan designated area as indicated in the Skagit County Comprehensive Plan and associated maps adopted July 24, 2000, and as thereafter amended. Located along the north side of Peterson Road, immediately east from the Port of Skagit County and Skagit Regional Airport, at the northwest corner of Peterson Road and Bay Ridge Drive, Burlington, within a portion of Section 34, Township 35N, Range 3 E W.M., situated within Skagit County, Washington. (P#111724) Staff Contact: Brandon Black, Senior Planner.

C. Variance Request #PL06-0102 by Cargill Incorporated, to exceed the maximum lot coverage of SCC 14.16.160(6)(c) which requires a maximum gross floor area of 10% for the total lot area. The proposed development includes a 983 sq.ft. addition onto the existing main warehouse and facilities building and the placement of a new 1,140 sq.ft. office building in the northeast corner of the property. The total floor area is proposed to be approximately 25% of the total lot area. The applicant has also applied for an Administrative reduction of setbacks along the rear property line from 50 feet to 0 feet for the two proposed structures. SCC 14.16.160(6)(a) requires a minimum rear setback of 50 feet for structures from the property boundary, and edges of existing and planned public rights-of-way. The applicant has indicated that lot size and configuration impacts the reasonable development of the property due to the scheduled widening of SR20, and the railroad tracks along the rear of the property. The proposed project is located within a Natural Resource Industrial (NRI) zoning/comprehensive Plan designated area as identified within the Skagit County Comprehensive Plan and associated maps as

adopted July 24, 2000 and as thereafter amended. Located at 16939 State Route 20, Burlington, within a portion of Section 2, Township 34N, Range 3 E W.M., situated within Skagit County, Washington. (P#85134) Staff Contact: Michele Szafran, Assistant Planner.

Your views for or against the appeal are invited either by attendance, representation or letter. Comments and/or facsimiles must be received by this office no later than 4:30 p.m. **Tuesday, August 22, 2006** or be presented at the public hearing.

TO BE PUBLISHED ONE TIME ONLY IN THE **August 3, 2006, EDITION.**