

NOTICE OF PUBLIC HEARING

Notice is hereby given that the Skagit County Hearing Examiner will hold a public hearing on **Wednesday, June 13, 2007** in the Board of County Commissioners Hearing Room, 1800 Continental Place, Mount Vernon, Washington, at the hour of **9:00 a.m.** or soon thereafter, for the purpose of determining whether the Hearing Examiner should approve, recommend approval, modify and approve, or deny the following requests:

A. C/UTRTMB#1-2007 (transfer from C/U Farm and Agriculture)

Submitted by Ruth Thomas. Subject property is located East of State Route 9 and West of Lake Cavanaugh Rd. Assessor's account number is a ptn of P18092. Legal Description: A ptn lot 1 S/P#95-008 in Sec. 17, Twp. 33, Rge. 5. Additional information can be obtained through Linda S. White, Current Use Specialist, Skagit County Assessor's Office, 700 S. 2nd Street, Administrative Building, Room 204, Mount Vernon, WA 98273.

B. C/UTRTMB#2-2007(transfer from C/U Farm and Agriculture)

Submitted by Benjamin and Pamela Thomas. Subject property is located East of State Route 9 and West of Lake Cavanaugh Rd. Assessor's account number is a P125976. Legal Description: A ptn lot 1 S/P#95-008 in Sec. 17, Twp. 33, Rge. 5. Additional information can be obtained through Linda S. White, Current Use Specialist, Skagit County Assessor's Office, 700 S. 2nd Street, Administrative Building, Room 204, Mount Vernon , WA 98273.

C. C/UTRTMB#3-2007(transfer from C/U Farm and Agriculture)

Submitted by Morris and Charlene Robinson. Subject property is located East of Potts Road in the Day Creek area. Assessor's account number is a P42054. Legal Description: A ptn of SE1/4 in Sec. 29, Twp. 35, Rge. 6. Additional information can be obtained through Linda S. White, Current Use Specialist, Skagit County Assessor's Office, 700 S. 2nd Street, Administrative Building, Room 204, Mount Vernon, WA 98273.

D. PL06-1134 – Waiver of Forest Practice Moratorium Application. William and Patsy Blunt filed an application for a Forest Practice Waiver of Moratorium. The applicant proposes to develop four parcels totaling 71.2 acres by subdividing the subject site, developing four single family residential home sites, installing a domestic water supply well, constructing access roads and road improvements. The subject parcels are located adjacent to the southwest of the end of Prevedal Road; within a portion of Section 07, Township 35 North, Range 6 East, Skagit County, WA (parcels *P40810, P40811, P40812 & P117904*). Staff Contact: John Cooper.

E. PL07-0197 – Waiver of Forest Practice Moratorium Application. Mr. Robert Sjoboen filed an application for a Forest Practice Waiver of Moratorium. The applicant proposes to subdivide a 105 acre farm into two 40 to 50 acre parcels, one 4 acre parcel and one five acre parcel. Each parcel is proposed to be developed as a single family residence. The parcels are located approximately 9257 Thunderbird Lane near Concrete, Washington. The parcels are located within a portion of Section 24, Township 35 North, Range 8 East, Skagit County, WA (parcels *P44195, P44493*). Staff Contact: John Cooper.

- F. Variance request #PL06-1135 and PL06-1136** by the Wilbur Ellis Company from Skagit County Code (SCC) for a reduction of setbacks and to allow an increase in the allowable lot coverage. The applicant proposes to construct a 4,932 sq. ft. concrete tilt-up fertilizer storage building with a vinyl covering, relocate the shipping office, and build a covered equipment area on the subject 3.2 acre property. The proposed building additions would be approximately 5,801 sq. ft. As per Skagit County Code (SCC) 14.16.160 (6) (a), the minimum setback in the Natural Resource Industrial (NRI) zone is 50 feet. To locate the storage and office building complex, the applicant proposes a 30 foot reduction from the north property line setback and a 44 foot reduction from the south property line setback. As per Skagit County Code (SCC) 14.16.160 (6) (c), the maximum building lot coverage in the NRI zone as applied to this project is 10%. The applicant is proposing a 21% building lot coverage with the completed project, with the existing building lot coverage being 15%. The proposed project is located within the Natural Resource Industrial (NRI) 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 the Burlington Northern Railroad and West of Bayview Edison Road at 13586 Bayview-Edison Road, Mount Vernon, within a portion of Section 7, Township 34N, Range 3 W.M., situated within Skagit County, Washington. Staff Contact: Michele Q. Szafran, Assistant Planner. **Parcel #P85163, #P116989.**
- G. Variance Request #PL06-1127 and Shoreline Variance Request #PL06-1128** by Alan G. Buchan to reconfigure five (5) adjacent existing substandard lots into five (5) smaller lots through the Conservation and Reserve Development “CaRD” land division process on a total of 3.19 acres. The proposal also includes several Shoreline Variance Requests #PL06-1128 to allow a maximum site coverage of approximately 57% on the newly created lots, side yard setbacks of 4 feet per lot (excluding external lots), and establishing a shoreline setback of 63 feet landward of the OHWM for future development on all five lots. The subject proposal is located adjacent to the waters of Burrows Bay and designated Rural Residential in the Skagit County Shoreline Management Master Program. The proposed project is located within the Rural Intermediate (RI) 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 at 11330 Marine Drive, Anacortes, within a portion of Section 34, Township 35N, Range 1E W.M., situated within Skagit County, Washington. **Parcel #'s P114972, P114973, P114974, P114975, P114976.** Staff Contact: Brandon Black, Senior Planner – Team Supervisor.

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, June 12, 2007** or be presented at the public hearing.

TO BE PUBLISHED ONE TIME ONLY IN THE **May 24, 2007 Edition**