

SKAGIT COUNTY PLANNING AND PERMIT CENTER  
NOTICE OF DEVELOPMENT APPLICATION  
PUBLIC COMMENT INVITED  
Special Use Permit File # PL02-0316  
Variance File # PL02-0317  
Shoreline file # PL01-0851

Notice is hereby given that on June 11, 2002, Rozema Boat Works filed a variance and special use permit application and on November 2, 2001 a shoreline substantial development permit/conditional use/variance application was filed as referenced above. Rozema Boatworks, an established boat manufacturing company has been in existence since 1955 in its current location. The company proposes to expand their manufacturing facility by 1,925 square feet to reconfigure work space so that it is more workable and efficient. To this effort, it is proposed that the existing buildings be replaced with one steel building.

The applicant proposes to vary from the Skagit County Code (SCC) setback and lot coverage requirements of SCC 14.16.150. A special use permit application is requested to expand the rural business beyond 1,500 square feet pursuant to SCC 14.16.150(4). The shoreline permits will deal with setback issues, status of non-conforming use and permitting of the pre-existing use.

Letters of Completeness were issued on July 1, 2002 for the special use permit and variance permit applications. The Letter of Completeness for the Shoreline permit requests was issued on November 13, 2001. The proposed project is located on Bayview Edison Road and involves P71189 and P35094. The applicant also owns property located across Bayview Edison Road which is utilized in the Rozema Boat Works business. These lots are identified as P71073 and P71079. The subject site is located within a portion of Section 31, Township35 North, Range 3 East, W.M., Skagit County, Washington.

Environmental review including SEPA and Skagit County Critical Areas review is required with the special use and shoreline applications. Other permits that might be required are approval of building permits. The special use, variance and shoreline permit applications will be run concurrently.

A public hearing will be scheduled before the Hearing Examiner in Hearing Room C of the Skagit County Administrative Building as soon as the State Environmental Policy Act process is completed and staff's review of the project applications is completed. Pursuant to the provisions of Skagit County Code 14.06, a decision on the application will be made within 120 days of the date of the letter of completeness issued on July 1, 2002 unless such time period is extended consistent with RCW 36.70B.090 and Skagit County Code 14.06.210.

A public comment period of fifteen days for the special use and variance applications shall follow publication of this Notice published on July 4, 2002. Written comments must be received by July 19, 2002. The Shoreline permits have a 30 day comment period pursuant to SMMP 9.04(3). This comment period shall end on August 3, 2002. Failure to submit such comment or request during the comment period could result in the loss of the right to appeal.

Any person desiring to express his or her views or be notified of the action taken on this application should notify Daniel Downs, Associate Planner, in writing of his or her interest within fifteen (15) days of the date of publication of this notice. The application and all pertinent information is available for review in the Skagit County Planning & Permit Center, 200 West Washington Street, Mount Vernon, WA 98273 (360) 336-9410.

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