

**SKAGIT COUNTY PLANNING & DEVELOPMENT SERVICES
NOTICE OF DEVELOPMENT APPLICATION WITH OPTIONAL SEPA DNS:**

For: Scholten's Equipment Inc.
File Number: PL21-0638 (Variance Application)
& PL21-0623 (Special Use Permit Application)

Notice is hereby given that on December 06, 2021, Duane Scholten, on behalf of Scholten's Equipment, filed a Special Use Permit application (#PL21-0623) for the construction of an approximate 16,000 square foot building to expand the current Agricultural-support business for parts and maintenance/repair activities. Within this proposed building, an upper mezzanine area of approximately 2,992 square feet will be included.

In addition to the proposed building, a future building is also proposed that would be approximately 15,000 square feet located on the southern third of the subject property.

Additionally, on December 7, 2021, the applicant also applied for a Setback Reduction (Variance) request to reduce the required rear yard setback from 35-feet to 25- feet and to reduce the required front yard setback from 55-feet (when parking is located in the front or sides of structure) to 45-feet.

The subject property lies within the Rural Business zoning/comprehensive plan designated area as indicated in the Skagit County Comprehensive Plan and associated maps adopted July 5, 2016 and as thereafter amended. The subject application was deemed **complete on December 30, 2021.**

Applicant/Landowner: Duane Scholten; DNA Real Estate Holdings, LLC; Scholten's Equipment, Inc.; 8223 Guide Meridian Road, Lynden, Washington 98264

Project Location: The subject property is addressed as 9534 Green Road, Burlington, Washington, 98233 and is located in a portion of the Southeastern ¼ of Section 19; Township 35 North; Range 04 East; Willamette Meridian, situated in unincorporated Skagit County, Washington (Parcel #: P36925).

Public Comment Period: Written comments must be received no later than **4:30 PM on January 21 2022.** Email correspondence **will not** be accepted. However, comments may be submitted via the PDS website under the "recent legal notices" tab. (www.skagitcounty.net/pdscomments).

Required Project Permits/Approvals: The following permits/approvals may be required in addition to the above: Critical Area Review, Grading Permit, & Commercial Building Permit

SEPA Review: Based on the submitted application and available information, the County anticipates issuing an MDNS for this proposal and the optional DNS process as specified in WAC 197-11-355 is being utilized. Consequently, this **may be the only opportunity to comment on the environmental impacts of this proposal.** A copy of the subsequent SEPA threshold determination for the proposal may be obtained upon request.

Existing Environmental Documents: A Special Use Permit application, Variance application, Environmental checklist, Site Plan, Geotechnical Report, and other application materials are on file with Skagit County Planning and Development Services. This information is available to the public on request.

Public Hearing: A public hearing before the Skagit County Hearing Examiner will be scheduled in the future in the Board of County Commissioners Hearing Room located at 1800 Continental Place, Mount Vernon, Washington, for the purpose of determining whether the Hearing Examiner should approve, modify and approve or deny the application as soon as all reviews are completed. Public notification of the hearing will be made consistent with Skagit County Code 14.06.150(3).

How to become a party of record: You may become a party of record by submitting written comments, including a (USPS) mailing address, to the Skagit County Planning & Development Services Department at the address listed below. Any person desiring to express his or her views or to be notified of the action taken on this application should be **in writing** within the fifteen (15) day comment period.

Questions about this proposal, requests to receive future notices of hearings and/or the decision, once made, and/or appeal procedures should be directed to the contact person listed below. The application and complete case file are available for review at the Skagit County Planning & Development Services Department located at 1800 Continental Place, Mount Vernon, WA 98273. A decision on this application will be made within 120 days from the date of completeness.

For Project Information: Kevin Cricchio, AICP, Senior Planner; Phone: (360) 416-1423; Email: kcricchio@co.skagit.wa.us; Skagit County Planning & Development Services, 1800 Continental Place, Mount Vernon, WA 98273

CC: Public Works Department, Fire Marshall, Stormwater Review, Critical Area Review, Water Resources Review, Public Health, NW Clean Air Agency, WDOE, WDFW, DAHP, WSDOT, Drainage District #14, Skagit River Systems Coop., Upper Skagit Indian Tribe, Samish Indian Nation, Applicant & SEPA Register.

Date Transmitted to Skagit Valley Herald & Emailed to Applicant: January 4, 2022

Date Published in Skagit Valley Herald: January 6, 2022

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