

NOTICE OF PUBLIC HEARING:

The Skagit County Hearing Examiner will hold a public hearing on **Friday, April 24, 2026, beginning at 8:30 AM or soon thereafter in the Board of County Commissioners Hearing Room, 1800 Continental Place, Mount Vernon, Washington**, (remote attendance is available) for the purpose of determining the following:

- a. **SHLN-2025-0005, Rozema Boatworks**: Shoreline Substantial Development/Variance/Conditional Use Permit application SHLN-2025-0005 to construct a 30 foot (east/west) wide by 110 (north/south) long wharf adjacent to and waterward of the existing Rozema Boatworks fabrication facility. The pier will be constructed using 21 driven steel pile pipes, seven steel pile 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 of the proposed wharf will match the elevation of the existing fabrication building floor, which is approximately 13 feet above the mean lower low water datum. The proposed wharf will extend approximately 8 feet waterward of the existing rock bulkhead in the south and 15 feet in the north. The proposal includes removal of a 1670 sf foot wooden structure and construction of an L shaped addition of 3100 sf to the main fabrication building. The addition will be pre-engineered and will extend west and north of the main building occupying 60 feet of the wharf to the western (waterward) edge. The remaining area vacated by removal of the wood structure will become a laydown area consisting of a concrete slab on grade connecting to the new wharf. An 8-foot wood or metal panel fence will be installed along the northern and northeastern portions of the site.

The proposed project is located within a portion of the property described as parcels P71189 & P35094. The site is located at 11130 Bayview Edison Road within the NW ¼ of Section 31, Township 35 North, Range 3 East, W.M. Staff Contact: Leah Forbes, AICP, Senior Planner

- b. **PL23-0290, Robert & Kelly Marks**: Critical Areas Variance to redevelop the property with a replacement single family residence and detached garage. The new buildings require a reduction of the standard 100-foot buffer on Lake Cavanaugh to a minimum of 57 feet, a reduction of the standard 150-foot buffer on a Type F stream to a minimum of 5 feet at the closest point, and the reduction of the standard 150-foot buffer on two Category III wetlands to a minimum of 3 feet at the closest point. The proposed reductions include retention of the existing onsite septic system and a maintenance corridor around the proposed development. The new home will be located a minimum of 72 feet from the OHWM of Lake Cavanaugh to meet the requirements of the SMP.

The proposed project is located at 32893 South Shore Drive on Lake Cavanaugh within a portion NE ¼ of Section 28, Township 33 North, Range 6 East, W.M. (P66826). Staff Contact: Leah Forbes, AICP, Senior Planner

Your views for or against the request 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 PM Thursday, April 23, 2026**, or be presented at the public hearing. Email comments may be submitted via the Planning and Development Services website via "*Public Notices and Comment Opportunities*" under the "*Recent Legal Notices*" tab or to the Office of the Hearing Examiner email address below.

Hearings are held in-person and virtual (via Zoom). To participate in the public hearing virtually you can call +1(253)215-8782, US (Tacoma), or +1(719)359-4580 US, **Meeting**

ID: 812 7077 5954# US (Passcode: 728120), or to join via video please visit:
<https://us06web.zoom.us/j/81270775954?pwd=YzdwSmxLeXp6cDdCbmlFXK0ZSVWNRdz09>

Log in information is also available on the Hearing Examiner website located at www.skagitcounty.net under the "*Department Directory*," "Hearing Examiner."

If you are having issues connecting to the hearing, please call the numbers listed below.

If you would like to speak at the hearing, please contact the Hearing Examiner Clerk at email HEhearings@co.skagit.wa.us or Pamela Herman at (360) 416-1152, email pherman@co.skagit.wa.us to sign up.

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