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Skagit County Auditor

AFTER RECORDING RETURN TO:
SKAGIT COUNTY HEARING EXAMINER
700 S. SECOND STREET, ROOM 100
MOUNT VERNON, WA 98273

DOCUMENT TITLE: ORDER ON SHORELINES: SHORELINE SUBSTANTIAL
DEVELOPMENT/ VARIANCE AND CONDITIONAL USE PERMIT -- PL17-0495, ✓
ALTERNATIVE LANDSCAPING VARIANCE – PL17-0496, SETBACK REDUCTION
VARIANCE – PL17-0497, MINIMUM LOT COVERAGE VARIANCE – PL17-0498.

HEARING OFFICER: SKAGIT COUNTY HEARING EXAMINER

APPLICANT: ROZEMA BOAT WORKS

PARCEL NO(S): P71189 and P35094

LOCATION: 11130 BAYVIEW-EDISON ROAD, MOUNT VERNON – WITHIN A PORTION
OF SEC. 31, T35N, R3E, W.M.

Permits Plus Receipt(s) Dated: 09/12/17

NOTICE OF DECISION
BEFORE THE SKAGIT COUNTY HEARING EXAMINER

Applicant: Rozema Boat Works
c/o Dirk Rozema
11130 Bayview-Edison Road
Mount Vernon, WA 98273

Requests: Shorelines: Shoreline Substantial Development/ Variance
and Conditional Use Permit -- PL17-0495
Upland Use: Alternative Landscaping Variance – PL17-0496
Setback Reduction Variance – PL17-0497
Minimum Lot Coverage Variance – PL17-0498

Location: 11130 Bayview-Edison Road, Mount Vernon – within a portion
of Sec. 31, T35N, R3E, W.M.

Land Use Designations: Shorelines: Rural Residential
Zoning: Rural Marine Industrial

Summary of Proposal: To build a wharf and building addition; to reduce the setback to
zero along the north and east property lines; to exceed the
maximum lot coverage and impervious surface area; to allow for
an alternative landscape plan.

Public Hearing: July 10, 2019. Testimony by Planning and Development Services
(PDS) staff and by applicant and applicant's consultant. No public
Testimony.

Decision/Date: The application is approved, subject to conditions. July 23, 2019

Reconsideration/Appeal: Shorelines: Reconsideration may be requested by filing with PDS
within 5 days of this decision. Appeal is to Board of County
Commissioners by filing with PDS within 5 days of this decision
or decision on reconsideration if applicable.
Zoning: Reconsideration may be requested by filing with PDS
within 10 days of this decision. Appeal is to Board of County
Commissioners; by filing with PDS within 14 days of this decision
or decision on reconsideration if applicable.

Online Text: The entire decision can be viewed at:
www.skagitcounty.net/hearingexaminer