

PUBLISHER: PLEASE INDENT EACH SEPARATE AGENDA ITEM

NOTICE OF PUBLIC HEARING

Notice is hereby given that the Skagit County Hearing Examiner will hold public hearings on **Wednesday, January 24, 2007** in the Board of County Commissioners Hearing Room, 1800 Continental Place, Mount Vernon, Washington, at the hours of **9:00 a.m. and 1:30 p.m.**, for the purpose of determining whether the Hearing Examiner should approve, modify and approve, or deny the requests. The Brown Appeal (PL06-0717) will be heard at 9:00 a.m., with the remainder of the docket will be heard beginning at 1:30 p.m.

A. The continuation of Open Record Appeal #PL06-0717 by Jeffrey A. Brown & Joni M. Brown of a Notice and Order to Abate. The hearing was held on November 15, 2006, and was unable to be completed due to meeting time restrictions. Violations noted in the Notice and Order to Abate – Code Enforcement Case CE06-0141:

1. Skagit County Code (SCC)14.16.880(b), SCC14.16.400 – Operation of a Skydiving business and Campground at 18664 Conway Frontage Road, Mount Vernon, is an expansion of a pre-existing nonconforming use and is not an allowed use on land zoned Agricultural Natural Resource Land (Ag-NRL).
2. Skagit County Code (SCC) 14.16.820(5)(f), SCC14.16.820(3)(ii) Placement of a rooftop sign advertising Pacific Outlets, rooftop signs are prohibited.

The property is located at 18664 Conway Frontage Road, Mount Vernon, WA, 98273, within a portion of Section 06, Township 33 North, Range 4 East W.M., situated within Skagit County, Washington. (P16446 & P16431)

Staff Contact: Barbara Graf

Note: The below items will begin to be heard at 1:30 p.m.

B. Current Use Timber (new) C/UTMB#6-2006

Submitted by Brenda Lavender. Subject property is located in the Summit Park area of Anacortes on Fidalgo Island. Assessor's account number is a ptn of P106855 and P122093. Legal description is a ptn of Lt 2 S/P#PL04-0070 in Section 9, Township 34, Range 2. Additional information can be obtained through Linda S. White, Current Use Specialist, Skagit County Assessors Office, 700 S. 2nd Street, Administration Building, Room 204, Mt. Vernon, WA. 98273

C. On October 26, 2006, Wayne Kiser filed a Home Based Business II Special Use permit application (PL06-0831) to operate a kennel involving the raising of up to 12 adult Great Danes, and the associated offspring. The proposal involves a nursery for whelping puppies and four dog runs (each 25' x 50' and containing an 8' x 8' shed to house the dogs). To help in noise abatement and to contain the dogs within the runs, a fence would be provided and shielded by tarps and OSB board. The application was determined to be complete on October 31, 2006.

The proposed project is located within the Agricultural Natural Resource Zoning/Comprehensive Plan district as designated on the July 24, 2000 Zoning/Comprehensive Plan map and as thereafter amended. The site address for the project is 14639 East Edison Road, Bow, WA. The site is located west of the intersection of Bow Hill Road and East Edison Road. The parcel number is P48554. **Staff Contact:** Brent Morrow, Senior Planner

- D. Preliminary Plat approval request for Binding Site Plan #PL06-0913** by Bayview Executive Hangars for the creation of a ten (10) lot Binding Site Plat on existing Lot #80 of the Skagit Regional Airport Binding Site Plan. The project proposal is to further divide existing lot #80 into ten (10) individual lots and construct a hangar structure of approximately 3,000 square feet (50' x 60') on each individual lot. The proposed project is located within the Aviation Related (AVR) 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 on Lot #80 of the Skagit Regional Airport Binding Site Plan, 11694 Higgins Airport Way, Burlington, within a portion of Section 34, Township 35N, Range 3E W.M., situated within Skagit County, Washington. Parcel #'s: P123280, P123281, P123282, P123283, P123284, P123285, P123286, P123287, P123353, P123354, P123355, P123357, P123358, P123359, P123360, P123361, P123362. **Staff Contact:** Brandon Black, Senior Planner
- E. Short Plat "CaRD" land division application (#PL06-0364)** by Richard & Kay Grimstead for the creation of two lots through the Conservation and Reserve Development (CaRD) land division process. The project proposes to create two (2) – one acre size building sites, leaving the remaining eight (8) acres of the parent parcel in a CaRD open space designation. The proposal is being reviewed per SCC 14.18.320(3), the Level III-HE review process, in order to not be required to cluster proposed lot #2 in accordance with SCC 14.18.320 (1) or (2). The property is located within the Rural Reserve (RRv) zoning/comprehensive plan designation as indicated in the Skagit County Comprehensive Plan and associated zoning maps adopted July 24, 2000 and as thereafter amended. Located at 9642 Windy Ridge Lane, Bow, within a portion of Section 21, Township 35 North, Range 3 East W.M. situated within Skagit County, Washington. Parcel #'s: P99592, P34604, P34605, and P34607. **Staff Contact:** Brandon Black, Senior Planner
- F. Special Use Permit application #PL06-0334** by Robert Wiggins to operate an outdoor paintball course as an "Outdoor Recreational Facility" on a portion of a 12 acre parcel. The proposal consists of operating primarily on the weekends from 10:00 a.m. to 4:00 p.m. with an occasional private game during the week (approximately twice every four months). Skagit County Code (SCC) 14.16.320 (4)(y) lists "Outdoor recreation facility" as a use allowed with an approved Hearing Examiner Special Use Permit. The proposed project is located within the Rural Reserve (RRv) 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 19027 Milltown Road, Mount Vernon, within a portion of Section 32, Township 33N, Range 4E W.M., situated within Skagit County, Washington. Parcel #P17627. Staff Contact: Brandon Black, Senior Planner

Your views for or against 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, January 23, 2007** or be presented at the public hearing.

TO BE PUBLISHED ONE TIME ONLY IN THE **January 4, 2007 Edition**.

NOTICE OF PUBLIC HEARING

THE SKAGIT COUNTY HEARING EXAMINER WILL HOLD A PUBLIC HEARING ON **WEDNESDAY, JANUARY 24, 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 FOLLOWING:

TYPE OF HEARING:

The continuation of Open Record Appeal #PL06-0717 by Jeffrey A. Brown & Joni M. Brown of a Notice and Order to Abate. The hearing was held on November 15, 2006, and was unable to be completed due to meeting time restrictions. Violations noted in the Notice and Order to Abate – Code Enforcement Case CE06-0141:

1. Skagit County Code (SCC)14.16.880(b), SCC14.16.400 – Operation of a Skydiving business and Campground at 18664 Conway Frontage Road, Mount Vernon, is an expansion of a pre-existing nonconforming use and is not an allowed use on land zoned Agricultural Natural Resource Land (Ag-NRL).
2. Skagit County Code (SCC) 14.16.820(5)(f), SCC14.16.820(3)(ii) Placement of a rooftop sign advertising Pacific Outlets, rooftop signs are prohibited.

NAME OF APPELLANT:

Jeffrey A. Brown and Joni M. Brown
214 N. 7th Street
Mount Vernon WA 98273

LOCATION OF SUBJECT PROPERTY:

The property is located at 18664 Conway Frontage Road, Mount Vernon, WA, 98273, within a portion of Section 06, Township 33 North, Range 4 East W.M., situated within Skagit County, Washington. (P16446 & P16431)

As per SCC 14.06.160(7)(c), there may be testimony or comments offered by the public germane to the matter. Further information may be obtained by contacting:

**SKAGIT COUNTY PLANNING AND DEVELOPMENT SERVICES
1800 CONTINENTAL PLACE
MOUNT VERNON, WASHINGTON 98273
360-336-9410**

Staff Contact: Barbara Graf
Code Compliance Officer

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TYPE OF HEARING:

Wayne Kiser filed a Home Based Business II Special Use permit application (PL06-0831) to operate a kennel involving the raising of up to 12 adult Great Danes, and the associated offspring. The proposal involves a nursery for whelping puppies and four dog runs (each 25' x 50' and containing an 8' x 8' shed to house the dogs). To help in noise abatement and to contain the dogs within the runs, a fence would be provided and shielded by tarps and OSB board. The application was determined to be complete on October 31, 2006.

NAME OF APPLICANT:

Wayne Kiser
14639 East Edison Road
Bow, WA

LOCATION OF SUBJECT PROPERTY:

The proposed project is located within the Agricultural Natural Resource Zoning/Comprehensive Plan district as designated on the July 24, 2000 Zoning/Comprehensive Plan map and as thereafter amended. The site address for the project is 14639 East Edison Road, Bow, WA. The site is located west of the intersection of Bow Hill Road and East Edison Road. The parcel number is P48554.

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Your views for or against the request 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, January 23, 2007**, or be presented at the public hearing.

Staff Contact: Brent Morrow, MS, MPA
Senior Planner Team Supervisor

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TYPE OF HEARING:

Preliminary Plat approval request for Binding Site Plan #PL06-0913 by Bayview Executive Hangars for the creation of a ten (10) lot Binding Site Plat on existing Lot #80 of the Skagit Regional Airport Binding Site Plan. The project proposal is to further divide existing lot #80 into ten (10) individual lots and construct a hangar structure of approximately 3,000 square feet (50' x 60') on each individual lot. The proposed project is located within the Aviation Related (AVR) zoning/comprehensive plan designated area as indicated in the Skagit County Comprehensive Plan and associated maps adopted July 24, 2000, and as thereafter amended.

NAME OF APPLICANT:

Bayview Executive Hangars
C/O Brian Hofferth
5503 Vale Street
Anacortes, WA 98221

LOCATION OF SUBJECT PROPERTY:

Located on Lot #80 of the Skagit Regional Airport Binding Site Plan, 11694 Higgins Airport Way, Burlington, within a portion of Section 34, Township 35N, Range 3E W.M., situated within Skagit County, Washington. Parcel #'s: P123280, P123281, P123282, P123283, P123284, P123285, P123286, P123287, P123353, P123354, P123355, P123357, P123358, P123359, P123360, P123361, P123362.

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TYPE OF HEARING:

Short Plat “CaRD” land division application (#PL06-0364) by Richard & Kay Grimstead for the creation of two lots through the Conservation and Reserve Development (CaRD) land division process. The project proposes to create two (2) – one acre size building sites, leaving the remaining eight (8) acres of the parent parcel in a CaRD open space designation. The proposal is being reviewed per SCC 14.18.320(3), the Level III-HE review process, in order to not be required to cluster proposed lot #2 in accordance with SCC 14.18.320 (1) or (2). The property is located within the Rural Reserve (RRv) zoning/comprehensive plan designation as indicated in the Skagit County Comprehensive Plan and associated zoning maps adopted July 24, 2000 and as thereafter amended.

NAME OF APPLICANT:

Richard and Kay Grimstead
9642 Windy Ridge Lane
Bow, WA 98232

LOCATION OF SUBJECT PROPERTY:

Located at 9642 Windy Ridge Lane, Bow, within a portion of Section 21, Township 35 North, Range 3 East W.M. situated within Skagit County, Washington. Parcel #'s: P99592, P34604, P34605, and P34607. Staff Contact: Brandon Black, Senior Planner

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Special Use Permit application #PL06-0334 by Robert Wiggins to operate an outdoor paintball course as an "Outdoor Recreational Facility" on a portion of a 12 acre parcel. The proposal consists of operating primarily on the weekends from 10:00 a.m. to 4:00 p.m. with an occasional private game during the week (approximately twice every four months). Skagit County Code (SCC) 14.16.320 (4)(y) lists "Outdoor recreation facility" as a use allowed with an approved Hearing Examiner Special Use Permit. The proposed project is located within the Rural Reserve (RRv) zoning/comprehensive plan designated area as indicated in the Skagit County Comprehensive Plan and associated maps adopted July 24, 2000, and as thereafter amended.

NAME OF APPLICANT:

Robert Wiggins
19027 Milltown Road
Mount Vernon, WA 98273

LOCATION OF SUBJECT PROPERTY:

Located at 19027 Milltown Road, Mount Vernon, within a portion of Section 32, Township 33N, Range 4E W.M., situated within Skagit County, Washington. Parcel #P17627.

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