

**SKAGIT COUNTY PLANNING AND DEVELOPMENT SERVICES
NOTICE OF DEVELOPMENT APPLICATION**

**For
Rozema Boat Works
File #'s PL17-0495, PL17-0496, PL17-0497 & PL17-0498**

Notice is hereby given that on September 12, 2017, Rozema Boat Works filed applications for a Shoreline Substantial Development permit, a Shoreline Conditional Use permit, and a Shoreline Variance (#PL17-0495) for the proposed construction of a wharf and building addition at the existing Rozema Boat Works fabrication facility. Additionally, in conjunction with the shoreline permits, the applicant has filed three (3) land use Variance requests; #PL17-0496 to allow for an alternative landscape plan, #PL17-0497 to reduce the required 50 foot setback to zero along the north and east property lines, and #PL17-0498 to exceed the maximum lot coverage and impervious surface area and maintain the existing level of 88% lot coverage. The project proposal is for the construction of a wharf extending 30 feet wide (east/west) by 110 feet long (north/south) to be installed adjacent to, and waterward of, the existing Rozema Boat Works fabrication facility. Additionally, the proposal includes the removal of a 1,670 square foot wooden structure and a 1,200 square foot tensile fabric structure to allow for the construction of an L shaped addition of 3,100 square feet to the main fabrication building. The project is located within the Rural Marine Industrial (RMI) zoning/comprehensive plan designated area as indicated in the Skagit County Comprehensive Plan and associated maps adopted July 5, 2016, and as thereafter amended. A letter of completeness was not issued and the applications were determined to be complete for review purposes on October 2, 2017.

The proposed project is located at 11130 Bay View – Edison Road, Mount Vernon, within a portion of Section 31, Township 35N, Range 3 E W.M., situated within Skagit County, Washington. (P71189 and P35094).

The applications for this proposal are on file with Skagit County Planning and Development Services (PDS), and will be reviewed under the provisions of Skagit County Code (SCC) and RCW 90.58 the Shoreline Management Act. This information is available to the public on request.

A decision on the applications will be made within 120 days of the date the applications were determined complete, which was 10-2-17. A public hearing before the Skagit County Hearing Examiner will be scheduled in the future in the Board of County Commissioners Hearing Room, 1800 Continental Place, Mount Vernon, Washington for the purpose of determining whether the Hearing Examiner should approve, modify and approve or deny the applications as soon as all reviews are completed. Public notification of the hearing will be made consistent with Skagit County Code 14.06.150(3) and 14.26. Any person desiring to express his or her views or to be notified of the action taken on this application should notify Brandon Black or Betsy Stevenson in writing of his or her interest within Thirty (30) days of the date of the final publication of this notice which is October 12, 2017.

Written comments must be received no later than 4:30 pm on: **November 13, 2017**
*Email correspondence **will not be accepted**, however comments may be submitted via the PDS website under the “current legal notices” tab. (www.skagitcounty.net/pdscomments)*

Submit comments to:

Brandon Black OR Betsy Stevenson
c/o Skagit County Planning and Development Services
1800 Continental Place
Mount Vernon, WA 98273
(360) 416-1320

Transmitted to the Skagit Valley Herald and mailed to the applicant on October 3, 2017.

Please publish October 5, 2017 and October 12, 2017.

RozemaBoatWorks.brandonb.betsys.10.13.17