

**SKAGIT COUNTY PLANNING AND DEVELOPMENT SERVICES  
DETERMINATION OF NONSIGNIFICANCE (DNS)**

Shoreline Substantial Development/Variance/Conditional Use Permit PL17-0495  
For Rozema Boat Works

**PROJECT DESCRIPTION:** The proposed construction of a wharf and building addition to allow fabrication of vessels up to 80 feet in length and to promote an efficient and safe work environment. The wharf will be 30 feet wide (east/west) by 110 feet long (north/south) installed adjacent to and waterward of the existing Rozema Boat Works fabrication facility. The pier will be constructed using 21 driven steel pipe piles, seven steel pipe 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 will match the elevation of the existing fabrication building floor, which is approximately 13 feet above the mean lower low water datum. Due to land access constraints, some or all of the pile driving, pile cap installation and concrete panel placement will be performed from the water side, using a barge mounted floating crane. Because the water is so shallow at the site, the work will have to be performed during high tides or with the barge grounded on the seafloor.

An approximate 1670 square foot wooden structure and an existing 1200 square foot tensile fabric structure will be removed. An L-shaped addition to the main fabrication building of approximately 3100 square feet is proposed. The addition will extend west and north of the main building, occupying 60 feet of the pier to the western (waterward) edge. The remainder of the area vacated by the removal of the structures will become a laydown area consisting of a concrete slab on grade connecting to the new wharf.

**PROPONENT:** Rozema Boat Works, Dirk Rozema

**PROJECT LOCATION:** The project is located at 11130 Bayview-Edison Road, within Northwest ¼ of Section 31, Township 35 North, Range 3 East, W.M., Skagit County, Washington. P71189 and P35094.

**LEAD AGENCY:** Skagit County Planning and Development Services

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(C). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request.

This DNS is issued under WAC 197-11-340(2). The lead agency will not act on this proposal for 14 days from the date below. Comments must be submitted by March 22, 2018.

You may appeal this threshold determination by addressing those criteria as set forth in SCC 14.06 and 16.12 and then by filing such with Skagit County Planning and Development Services for service to the SEPA responsible official within fourteen (14) calendar days after the date of the threshold determination.

Appeals must be submitted no later than: April 5, 2018.

**RESPONSIBLE OFFICIAL:** Director of Planning and Development Services

**CONTACT PERSON:** Betsy Stevenson, AICP, Senior Planner, Team Supervisor

**MAILING ADDRESS:** 1800 Continental Place, Mount Vernon, WA 98273

**PHONE:** (360) 416-1320

**Date:** 03-08-18 **Signature:** Betsy Stevenson, AICP

*On behalf of* Hal Hart, AICP

Planning and Development Services Director

Transmitted to the SV Herald March 6, 2018. Please publish March 8, 2018.

Rozema.betsys.03.09.18