

PUBLISHER: PLEASE INDENT EACH SEPARATE AGENDA ITEM

NOTICE OF PUBLIC HEARING

Notice is hereby given that the Skagit County Hearing Examiner will hold a public hearing on **Wednesday, June 13, 2018** in the Board of County Commissioners Hearing Room, 1800 Continental Place, Mount Vernon, Washington, at **9:00 a.m.** or soon thereafter, for the purpose of determining the following:

- A. **Conditional Use Permit (Variance request) #PLI 8-0027, submitted by Steve Nelson, on behalf of Shell Puget Sound Refinery (PSR)** for the Shell PSR HTU3 TIER III Gasoline Project. The Project is to upgrade the Hydrogen Treating Unit #3 (HTU#3). This will include a new 106-foot tall stabilizer Column. A Conditional Use Permit is required to exceed the City of Anacortes' maximum height limit of 50 feet within the zone. Skagit County Code (SCC) 14.16.220 states that the County will process uses allowed within this Urban Growth Area (Anacortes UGA) consistent with the standards for the zone (HM Use District) pursuant to the City of Anacortes Municipal Code (AMC) Chapter 17.15. The proposed project is located within the Anacortes UGA Urban Development District (A-UI) zoning/comprehensive plan designated area as indicated in the Skagit County Comprehensive Plan and associated maps adopted July 5, 2016 and as thereafter amended. The City of Anacortes classifies the site as Heavy Manufacturing (HM). Located at the Anacortes Shell Puget Sound Refinery, 8505 South Texas Road, Anacortes, within a portion of Section 34, Township 35 N, Range 2 E W.M., situated within Skagit County, Washington. (P33502) **Staff contact:** Brandon Black, Senior Planner – Team Supervisor.
- B. **Special Use Permit application # PL18-0107, submitted by Rollin Harper/Sehome Planning & Development Services on behalf of Jeff Malone.** The application requests approval for the operation of an auto repair shop (Import Autosport, Inc.) as a Home-Based Business Type III. The proposed business will operate out of an existing 38' x 98' structure on site and will have up to three employees. Skagit County Code (SCC) 14.16.320(4)(I) lists Home-Based Businesses - Type III as a permitted use with an approved Hearing Examiner Special Use Permit. The 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 5, 2016, and as thereafter amended. The project site is located at 7391 Miller Road, within a portion of Section 05, Township 34N, Rang 02 E. W.M., situated within Skagit County, Washington (P20024). **Staff contact: Annie Matsumoto-Grah, Associate Planner.**
- C. **Shoreline Variance PL18-0172 and Critical Areas Variance PL17-0661 submitted by Mick Nijher** to reduce the shoreline buffer on Lake Cavanaugh to a minimum of 56' 9" to accommodate construction of a replacement single family residence and detached garage. The required setback under the Critical Areas Ordinance (CAO) is 100 feet. The required setback under the Shoreline Management Master Program (SMMP) is approximately 80 feet based on the average setback for neighboring properties within 300 feet of the subjectsite. The projectsite is located at 32907 South Shore Drive on Lake Cavanaugh within the northeast quarter of Section 28, Township 33 North, Range 6 East, W.M., Skagit County, WA. Parcel P66823. Staff Contact: Leah Forbes

Your views for or against the requests 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 p.m. Tuesday, June 12, 2018 or be presented at the public hearing.** E-mail comments may be submitted with the PDS website under the current legal notices tab or to the Office of the Hearing Examiner.

TO BE PUBLISHED ONE TIME ONLY IN THE May 24, 2018 Edition.

Transmitted to the Skagit Valley Herald Tuesday, May 22, 2018.

Please publish Thursday, May 24, 2018.

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