

SKAGIT COUNTY PLANNING AND DEVELOPMENT SERVICES NOTICE OF DEVELOPMENT APPLICATION

File # SHLN-2025-0005

Notice is hereby given that on June 26, 2025, Rozema Boatworks filed a Shoreline Substantial Development/Variance/Conditional Use Permit application SHLN-2025-0005 to construct a 30 foot (east/west) wide by 110 (north/south) long wharf adjacent to and waterward of the existing Rozema Boatworks fabrication facility. The pier will be constructed using 21 driven steel pile pipes, seven steel pile 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 of the proposed wharf will match the elevation of the existing fabrication building floor, which is approximately 13 feet above the mean lower low water datum. The proposed wharf will extend approximately 8 feet waterward of the existing rock bulkhead in the south and 15 feet in the north. The proposal includes removal of a 1670 sf foot wooden structure and construction of an L shaped addition of 3100 sf to the main fabrication building. The addition will be pre-engineered and will extend west and north of the main building occupying 60 feet of the wharf to the western (waterward) edge. The remaining area vacated by removal of the wood structure will become a laydown area consisting of a concrete slab on grade connecting to the new wharf. An 8-foot wood or metal panel fence will be installed along the northern and northeastern portions of the site.

The proposed project is located within a portion of the property described as parcels P71189 & P35094. The site is located at 11130 Bayview Edison Road within the NW ¼ of Section 31, Township 35 North, Range 3 East, W.M.

The full application for this proposal is on file with Skagit County Planning and Development Services (PDS), and will be reviewed under the provisions of Skagit County Code (SCC). This information is available to the public on request. A public hearing before the Skagit County Hearing Examiner is required for this project.

Any person desiring to comment on or to be notified of the decision on this application should notify PDS in writing within thirty days of the date of final publication of this notice, which is July 24, 2025. Skagit County accepts comments online only through the form at www.skagitcounty.net/pdscomments. To ensure comments are received and processed properly, comments are not accepted via email.

Written comments must be received by 4:30 pm, August 25, 2025.

Submit comments to:

Leah Forbes, AICP Senior Planner
c/o Skagit County Planning and Development Services
1800 Continental Place
Mount Vernon, WA 98273
(360) 416-1320

Transmitted to the Skagit Valley Herald 7/15/24.
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