

NOTICE OF PUBLIC HEARING

Notice is hereby given that the Skagit County Hearing Examiner will hold a public hearing on **Wednesday, February 28, 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 purpose of determining whether the Hearing Examiner should approve, modify and approve, or deny the following requests:

A. C/UTMB#5-2006

Submitted by David and Linda Peterson. Subject property is located North of Lake Cavanaugh Rd and East of Peter Burns Rd. Assessor's account number is a ptn of P112788. Legal Description: A ptn lot 2 S/P#97-002 in Sec. 22, Twp. 33, Rge. 5. Additional information can be obtained through Linda S. White, Current Use Specialist, Skagit County Assessor's Office, 700 S. 2nd Street, Administrative Building, Room 204, Mount Vernon, WA 98273.

B. C/UTMB#7-2006

Submitted by Ben Dodge. Subject property is located off of Colony Rd in the Bow area. Assessor's account numbers are P118909 and a ptn of P116606. Legal Description: A ptn in SW1/4 Sec. 25, Twp. 36, Rge. 3. Additional information can be obtained through Linda S. White, Current Use Specialist, Skagit County Assessor's Office, 700 S. 2nd Street, Administrative Building, Room 204, Mount Vernon, WA 98273.

C. Special Use Permit application #PL06-0547 by Burlington-Edison School District #100, c/o John Leander, for the construction of approximately 40,000 square feet of asphalt surface, on approximately 1.13 acres, to provide an overflow parking area for the Bayview Elementary School during special school events. The new parking will add approximately 118 additional parking stalls. Skagit County Code (SCC) 14.16.320(4)(s) lists "Major Public Uses and expansions of existing major public uses, 3,000 square feet and greater" as a use allowed with an approved Hearing Examiner special use permit. The proposed project is located within a 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 10979 Emily Lane, north side of Josh Wilson Road, Burlington, within a portion of Section 27, Township 35N, Range 3E W.M., situated within Skagit County, Washington. Parcel # P118287. Staff contact: Brandon Black, Senior Planner

D. Special Use Permit application #PL06-0548 by Scholten's Equipment Inc., c/o Duane Scholten for the construction of a 2,625 square foot addition to the existing 5,250 square foot equipment sales facility. The project proposal is to increase the exiting on-site square footage of the facility by 50%. SCC section 14.16.150(4)(d) states "With an approved Hearing Examiner Special Use Permit, a use designated Rural Business which was established prior to July 1, 1990, may be expanded beyond the 1,500 square foot limit established in subsection (2)(c) of this section; provided, that the 50% maximums of that subsection are met and..." the criteria outlined in subsection (4)(d) (i – vi). The proposed project is located within a Rural Business (RB) 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 9534 Green Road, Burlington, within a portion of Section 19, Township 35N, Range 4E W.M., situated within Skagit County, Washington. Parcel # P36925. Staff Contact: Brandon Black, Senior Planner

E. PL06-0644 - Shoreline Variance Application

Mr. John Santucci submitted an application for a shoreline variance permit, for the remodel of a nonconforming cabin located on the shoreline of Lake Cavanaugh. The remodel will include the addition of a second story to an existing single story 550 square foot cabin. The second story addition to the recreational cabin will include a master bedroom, bathroom and second bedroom to accommodate the five family members. The first floor of the cabin will be remodeled to include a living room, kitchen, pantry, bathroom and laundry room. The subject site is located at 34214 North Shore Drive, Lake Cavanaugh, Mount Vernon, Washington. The proposed improvements are located within a portion of Section 26, Township 33 North, Range 6 east, W.M., Skagit County, WA (parcel P66389). Staff Contact: John Cooper

F. PL05-0748 – Shoreline Substantial Development Permit & Variance Application

Seattle City Light has filed a Shorelines Substantial Development Permit and Shoreline Variance application (PL05-0748) for improvements to an existing boat launch facility. The Copper Creek Take Out facility is administered by the North Cascades National Park as mitigation for operation of the Skagit River Hydroelectric Project. Seattle City light is proposing to improve access and utilization at the subject site by constructing an exit road, upgrading the existing vault toilet, and improving traction on the existing launch ramp. The Copper Creek Take Out facility is located on the south side of the highway, immediately east of milepost 111.5 on State Route 20 east of Marblemount, Washington; within a portion of section 22, Township 36, Range 11 W.M, Skagit County WA (parcels P51841 & P 51824). Staff Contact: John Cooper

Your views for or against the appeal 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, February 27, 2007 or be presented at the public hearing.

TO BE PUBLISHED ONE TIME ONLY IN THE **February 8, 2007 Edition**.