

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, March 8, 2006** 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. Special Use permit application (PL05-0664) by Gerry Minor** for a special use permit application (PL05-0664) to operate a seasonal roadside stand. The proposal is to expand an existing business involving the selling of flowers and produce that has operated on the site for 6 years. The permit will allow the continued operation of a 76' x 27' pole building, from which local produce and other locally produced items are sold, including but not limited to cheeses and ice cream. The seasonal roadside stand will operate in the current location (Phase 1), until the Washington Department of transportation (WSDOT) roadway improvements require the configuration to be altered. Phase 2 improvements would include the construction of gazebos, small water features, and other aesthetic/landscaping features. The improvements are largely conceptual, and will require a modification of the special use permit. The stand would operate April to November, with the possibility of selling Christmas trees over the holidays. The maximum number of employees would be 8, and the business would continue to provide parking for up to 19 vehicles. The application was determined to be complete on December 20, 2005.

The proposed project is located within the Rural Reserve Zoning/Comprehensive Plan district as designated on the July 24, 2000 Zoning/Comprehensive Plan map and as thereafter amended. The proposed project is located at 13007 Avon Allen Road, Mount Vernon, WA 98273. The site is located at the southeast corner of the intersection of Avon Allen Road and SR 20. The parcel numbers are P21079 and P21388. Contact: Brent Morrow

- B. Preliminary Plat Request PL05-0208 for Alger Acres submitted by Bayview Surveying Inc. on behalf of Keith Padgett/Coach Corral.** The request is for a thirteen (13) lot land division through the Conservation and Reserve Development (CaRD) process to develop approximately 13 acres into 13 lots for residential development. The lots will range in size from approximately .30 acres to .55 acres. The remaining approximately 7 acres will be tied to one of the residential building lots and will be designated with CaRD open space categories. The proposed project is located within the Alger Rural Village Residential (RVR) zoning/comprehensive plan designated area. A standard County internal plat road, on site sewage, and PUD water will serve the project. The proposed project is located at 1707 Lake Samish Road,

Bellingham, WA; within a portion of the W ½ of NW ¼ of the SE ¼ and the W ½ of SW ¼ of the SE ¼ lying west of the abandoned railroad grade in Section 07, Township 36 North, Range 04 East, W.M., Skagit County, WA. P49078
Staff Contact: Marge Swint

Further information is available at Skagit County Planning & Development Services, 1800 Continental Place, Mount Vernon, WA. (360) 336-9410.

Your views for or against the request 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, March 7, 2006** or be presented at the public hearing.

TO BE PUBLISHED ONE TIME ONLY IN THE **February 16, 2006** EDITION.
cc: Skagit Valley Herald, Permit Techs, OG, MS, BM, BB, DD, DC, JTC, CR, LF