

NOTICE OF PUBLIC HEARING

Notice is hereby given that the Skagit County Hearing Examiner will hold a public hearing on **Wednesday, April 23, 2008** 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, recommend approval, modify and approve, or deny the following requests:

A. Shoreline variance Application for Ms. Cheryl Bishop, PL07-0806. The proposed project entails demolition of an existing 1132 square foot beach cabin and replacement with a more contemporary 2 story approximately 2500 square foot residence, with a footprint of 1258 square feet. The residence is proposed to be set back 17.5 feet from the OHWM (MHHT) of Samish Bay. The residence and associated appurtenant development will result in an overall site coverage of 35% which is a reduction from the existing 39%. The subject site is located at 11481 Blue Heron Road on the shoreline of Samish Bay, Samish Island, Washington. The proposed improvements are located within the Southwest quarter of Section 25, Township 36 North, Range 2 East, W.M., Skagit County, WA. Staff contact: John Cooper.

B. Preliminary Plat request #PL06-0668 by Ryan Costanti, on behalf of Challenger Ridge Estates LLC, for a Long "CaRD" land division for the creation of twelve (12) single family residential lots, with the remaining acreage placed in an open space designation as a separate lot (Lot # 13) with no residential development right, from a 60 acre original parcel. The proposed residential lots will be located within the 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 42921, 43095, and 43509 Challenger Road, Concrete, within a portion of Sections 7 & 8, Township 35N, Range 8E W.M., situated within Skagit County, Washington. Staff Contact: Brandon Black, Senior Planner – Team Supervisor.

C. Remand of Special Use Permit PL05-0173 submitted by Wireless Facilities Inc on behalf of New Cingular Wireless (now AT & T) for the construction of an unmanned wireless telecommunication facility on an approximate 60 foot replacement PSE utility pole with two flush mount antennas. This pole will be replacing a 33 ft wood PSE utility pole. The utility pole is located within the right of way of Mountain View Road northeast of the hairpin turn. The equipment cabinets will be located below the pole and immediately adjacent to the abandoned gravel pit. The proposed project is located adjacent to 16901 Mountain View Road, Mount Vernon, WA; within a portion of the NW ¼ of Section 36, Township 34 North, Range 04 East, W.M., Skagit County, Wa. P29840 Staff Contact: Marge Swint, Senior Planner

D. Special Use Permit PL07-0577 submitted by KDC Architects Engineers, PC behalf of Verizon Wireless filed an application for a Special Use Permit (PL07-0577) for the construction of an unmanned wireless telecommunication facility on an approximate 185 foot self-support tower with space available for a total of 3 cellular carriers within an approximate 45' x 50' leased area. Approximately 1800 square feet of the leased area will

contain the proposed tower and an approximate 11' x 30' equipment shelter for the applicant. An additional 450 square feet of leased area is set aside for future carrier equipment. The top antenna array will have the potential of 12 antennas with 6 antennas being proposed initially. The proposed project is located adjacent to 16713 Mountain View Road, (Big Lake) Mount Vernon, WA; within a portion of the SW ¼ of the SW ¼ Section 25, Township 34 North, Range 04 East, W.M., Skagit County, WA. P27835 Staff Contact: Marge Swint, Senior Planner

Your views for or against the requests 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, April 22, 2008** or be presented at the public hearing.

TO BE PUBLISHED ONE TIME ONLY IN THE **April 3, 2008 Edition**.