

**SKAGIT COUNTY PLANNING AND DEVELOPMENT SERVICES
NOTICE OF DECISION**

File # PL06-0106

Notice is hereby given that on March 27, 2006 the Skagit County Planning & Development Services approved the Reasonable Use Exception Application, #PL06-0106 submitted by Douglas Ramey to allow residential development on Parcel # 71100, Lots 1-3, Block 8 of Siegfred's Addition to Bayview. The subject property is approximately .45 acres in size and is located within the Rural Village Residential (RVR) Zoning/Comprehensive Plan designated area as identified within the Skagit County Comprehensive Plan and associated maps as adopted July 24, 2000 and as thereafter amended. The minimum lot size in the Rural Village Residential zoning designation is either one acre with public sewer and public water, or 2.5 acres with any other combination of water and on-site sewage disposal. Thus the subject property is considered substandard in size to the Rural Village Residential designation. Pursuant to Skagit County Code (SCC) 14.16.850(4)(f), under certain circumstances a Reasonable Use Exception is required for development on a substandard parcel.

The application was deemed completed on March 1, 2006 and the Notice of Development was published on March 9, 2006.

The subject property is located on Second Street in the Community of Bay View; within a portion of the Northeast ¼ of Section 31, Township 35 North, Range 3 East, W.M., Skagit County, Washington.

Pursuant to Skagit County Code 14.06.200, the Notice of Decision shall be forwarded to parties of record, the applicant and other applicable parties of interest.

The applicant and/or a party of record may appeal the decision of the Skagit County Planning & Development Services to the Skagit County Hearing Examiner pursuant to the provisions of Section 14.06.110(7). Parties with standing to appeal must submit the appeal form and appeal fees to the Skagit County Planning & Development Services within 14 calendar days of the date of decision pursuant to SCC 14.06.110.

THE APPROVAL OF THE REASONABLE USE EXCEPTION DOES NOT GUARANTEE ISSUANCE OF DEVELOPMENT PERMITS. ANY PROPOSED RESIDENTIAL USE MUST COMPLY WITH ALL OTHER APPLICABLE SKAGIT COUNTY CODE REQUIREMENTS.

Date of Decision: March 27, 2006

Appeals must be submitted by: April 10, 2006

Transmitted to the Skagit Valley Herald: March 28, 2006

Please publish: March 30, 2006

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