

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

File # PL10-0075
Ralph Gregory

Notice is hereby given that on March 30, 2010 the Skagit County Planning & Development Services approved the Reasonable Use Exception Application, #PL10-0075 submitted by Ralph Gregory to allow residential development on Parcels P67185 and 67183 as a total unit and as revised by Boundary Line Adjustment PL10-0104. The subject property is approximately 20,000 sq. ft. in size and is located within the Rural Reserve (RRv) 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 Reserve (RRv) is 10 acres. Thus the subject property is considered substandard in size to the Rural Reserve zoning 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 complete on March 5, 2010 and the Notice of Development was published on March 11, 2010.

The subject property is located on Sinclair Island; is described as a Portion of Lot 4, of Leadbetter's Sinclair Tracts, within a portion of the Southwest ¼ of the Southwest ¼ of Section 9, Township 34 North, Range 1 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.

Date of Decision: March 30, 2010

Appeals must be submitted by: April 13, 2010

Transmitted to the Skagit Valley Herald: March 30, 2010

Please publish: April 1, 2010

Grace Roeder, Associate Planner

Skagit County Planning & Development Services

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