

NOTICE OF PUBLIC HEARING:

Hearings are now being held hybrid, meaning in-person and virtual. To participate in the public hearing virtually you can call 1 (323)553-1010 Phone Conference ID 114451280# or to join via video please visit <https://www.skagitcounty.net/Departments/OfficeofLandUsehearings/main.htm>. If you are having issues connecting to the hearing please call (360) 416-1740.

Notice is hereby given that the Skagit County Hearing Examiner will hold a public hearing on **Wednesday June 8, 2022, in the Board of County Commissioners Hearing Room, 1800 Continental Place, Mount Vernon, Washington, at 2:00 pm or soon thereafter**, for the purpose of determining the following:

- a. **PL21-0623, Special Use Permit application** submitted by Duane Scholten; DNA Real Estate Holdings, LLC; Scholten's Equipment, Inc. to permit the construction of an approximate 16,000 square foot building to be located south of the existing 7,875 square foot existing building. The proposal includes the construction of a 20-foot x 40-foot wood-framed structure and three (3) 8-foot x 40-foot metal storage containers. **A fifteen (15) year phasing plan** has also been submitted for approval to allow for the future construction of an additional 15,000 square foot structure to be located on the southern portion of the subject property. The applicant also applied for an **Administrative Variance request (PL21-0638)** associated with the proposed 16,000 square foot building in order to reduce the required front (east) yard setback from 55-feet (when parking is located in the front or sides of structure) to 45-feet, and to reduce the required rear (west) yard setback from 35-feet to 25- feet. Additionally, the applicant proposes reducing the required rear (west) setback of 35-feet to approximately 20-feet in order accommodate the 20-foot x 40-foot wood framed enclosed structure located at the northwest corner of the existing building. The subject property is located within the Rural Business (RB) zoning/comprehensive plan designation at 9534 Green Road, Burlington, Washington, 98233 within a portion of the Southeastern ¼ of Section 19; Township 35 North; Range 04 East; W.M., situated in unincorporated Skagit County, Washington. (Parcel #: P36925). **Staff Contact:** Kevin Cricchio.

- b. **Preliminary Plat/Long Subdivision application #PL21-0216 by KSA Investments, LLC.** The project proposal is for the creation of eleven (11) residential lots and one tract for stormwater pond (16,639 square feet/.39 ac.) on a property of approximately 2.24 acres in size. The proposal is to create 11 residential lots, two (2) of which are proposed to provide multi-family living, while the remaining 9 lots will provide single-family living units. The lots will range in size from 6,879 square feet (.16 acres) to 9,318 square feet (.21 acres). Located within the Bayview Ridge Residential (BR-R) zoning/comprehensive plan designated area. The project is located south of Peterson Road, between Classic Place and Jacqueline Drive, at 16850 Peterson Road, Burlington, within a portion of Section 2, Township 34N, Range 3E W.M., situated within Skagit County, Washington. (P20974) **Staff contact:** Brandon Black, Current Planning Manager

Your views for or against the requests are invited either by attendance, representation, or letter. Comments and/or facsimiles must be received by Planning and Development Services no later than 4:30 p.m. on June 7, 2022 or be presented at the public hearing. E-mail comments may be submitted with the PDS website under the current legal notices tab or to the Office of the Hearing Examiner.

If you would like to speak at the hearing, please contact either Cori Russell at (360) 416-1154, email corir@co.skagit.wa.us; or Keith Luna at (360) 416-1152, email kluna@co.skagit.wa.us to sign up.

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