

NOTICE OF PUBLIC HEARING

Notice is hereby given that the Skagit County Hearing Examiner will hold a public hearing on **Wednesday, July 11, 2018** in the Board of County Commissioners Hearing Room, 1800 Continental Place, Mount Vernon, Washington, at **9:00 a.m.** or soon thereafter, for the purpose of determining the following:

- A. **Shoreline Variance PL18-0182 and Critical Areas Variance PL18-0013 submitted by Jeff & Beth Angelo** to reduce the standard 100 foot marine shoreline buffer to a minimum of 50 feet to accommodate a minor expansion of a deck on an existing single family residence. Additional development proposed at least partially within 100 feet of the ordinary high water mark includes new landscape walls and a swimming pool. The required setback under the Critical Areas Ordinance is 100 feet. The required setback under the Shoreline Management Master Program is 86.9 feet based on the average of homes within 300 feet of the site. The project is located at 15589 Yokeko Drive near Anacortes within the SW ¼ of Section 24, Township 34 N, Range 1 E, W.M., Skagit County, WA. Parcel P73419. Staff Contact: Leah Forbes
- B. **Preliminary Plat request #PL18-0015 by Richard Johnson** for the creation of fourteen (14) residential lots, and one (1) open space lot with a one acre building envelope (Lot #15), on approximately 82.05 acres using the Conservation and Reserve Development (CaRD) land division process. The proposed residential lots will be approximately 1 acre in size, clustered along the southern portion of the property along Tessa Lane, and the remaining acreage of Lot #15, aside from the allotted Lot #15 one acre building envelope, (approximately 76.88 acres) will be placed in open space designations per the CaRD ordinance. The proposed project is located within the Rural Reserve (RRv) zoning/comprehensive plan designated area, located north of State Route 20, along Tessa Lane, north of 59365 State Route 20, Marblemount, within a portion of Section 12, Township 35N, Range 10 E W.M., situated within Skagit County, Washington. (P45176, P45178, P118022). **Staff Contact:** Brandon Black, Senior Planner – Team Supervisor.
- C.
- D.

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. Tuesday, July 10, 2018 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.

TO BE PUBLISHED ONE TIME ONLY IN THE June 21, 2018 Edition.

Transmitted to the Skagit Valley Herald Tuesday, June 19, 2018.

Please publish Thursday, June 21, 2018.

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THE SKAGIT COUNTY HEARING EXAMINER WILL HOLD A PUBLIC HEARING ON **WEDNESDAY, JULY 11, 2018**, IN THE BOARD OF COUNTY COMMISSIONERS HEARING ROOM, 1800 CONTINENTAL PLACE, MOUNT VERNON, WASHINGTON, AT **9:00 a.m.** OR SOON THEREAFTER FOR THE FOLLOWING:

PUBLIC HEARING

Shoreline Variance PL18-0182 and Critical Areas Variance PL18-0013 submitted by Jeff & Beth Angelo to reduce the standard 100 foot marine shoreline buffer to a minimum of 50 feet to accommodate a minor expansion of a deck on an existing single family residence. Additional development proposed at least partially within 100 feet of the ordinary high water mark includes new landscape walls and a swimming pool. The required setback under the Critical Areas Ordinance is 100 feet. The required setback under the Shoreline Management Master Program is 86.9 feet based on the average of homes within 300 feet of the site.

LOCATION OF PROPOSED DEVELOPMENT:

The project is located at 15589 Yokeko Drive near Anacortes within the SW ¼ of Section 24, Township 34 N, Range 1 E, W.M., Skagit County, WA. Parcel P73419.

Applicant/Owner:

Jeffrey & Elizabeth Angelo
8241 NE 110th Place
Kirkland, WA 98034

**SKAGIT COUNTY PLANNING AND DEVELOPMENT SERVICES
1800 CONTINENTAL PLACE
MOUNT VERNON, WASHINGTON 98273
360-416-1320**

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Applicant/Owner:

Richard Johnson, 44511 Concrete Sauk Valley Road, Concrete, WA 98237

Contact Person:

Tuttle Engineering and Management, C/O Matt Randall, 275 W. Rio Vista Avenue, Burlington, WA 98233.

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