

## NOTICE OF PUBLIC HEARING

Notice is hereby given that the Skagit County Hearing Examiner will hold a public hearing on **Wednesday, July 26, 2006** in the Board of County Commissioners Hearing Room, 1800 Continental Place, Mount Vernon, Washington, at the hour of **10:00 a.m.** or soon thereafter, for the purpose of determining whether the Hearing Examiner should approve, modify and approve, or deny the following requests:

- A. Special Use Permit Modification #PL06-0246** by Dr's. Richard and Linda Clemens (Absolute Chiropractic) of previously approved Special Use Permit application #PL03-0103. The project proposal is to modify the Skagit County Hearing Examiner's Condition # 4 - (3) of the previous approval to allow for employees on site outside of the immediate family residing on the premises. (SCC) 14.16.370(4)(j) allows for Home Based Business II uses with an approved Hearing Examiner Special Use permit. The proposed project is located within the Urban Growth Area for the City of Burlington within the Urban Reserve Residential (URR) zoning/comprehensive plan designated area as indicated in the Skagit County Comprehensive Plan and associated maps as adopted July 24, 2000 and as thereafter amended. Located at 312 Gardner Road, Burlington, within a portion of Section 33, Township 35 North, Range 4 East W.M. situated within Skagit County, Washington. Parcel #P62439. Staff Contact: Brandon Black, Senior Planner
- B. Preliminary Plat Request for the Plat of Avalon Heights (PL05-0650) submitted by Jerry Hammer.** The proposal is to develop approximately 77 acres into a 12 lot land division through the Conservation and Reserve Development (CaRD) process. The proposal includes 11 one-(1) acre lots for residential development and one 66+-acre lot designated as Open Space. Approximately 29.9 acres will be designated as Open Space-Natural Resource Land, 29.7 acres designated as Open Space-Recreation/Amenities and 6.4 acres of a Category 3 wetland will be placed in a Protected Critical Area. The proposed project is located within a Rural Reserve and Rural Resource zoning/comprehensive plan designated area. A standard County internal private plat road, on site sewage, and community water will serve the project. The proposed project is *adjacent to* 7891 F & S Grade Road, Sedro-Woolley, WA; within a portion of the SE ¼ of the NW ¼ and NE ¼ and the NW ¼ of the SW ¼ in Section 10, Township 35 North, Range 04 East, W.M., Skagit County, WA. P36123, P36124, P36136, P105175, P105174 Staff Contact: Marge Swint, Associate Planner
- C. Appeal #PL06-0414 filed by Roger E. Pederson of Administrative Decision on Special Use Permit application (ASPU) #PL06-0014 filed by Public Utility District #1.** The project proposal (#PL06-0014) is for the installation of approximately 420 lineal feet of eight-inch ductile iron waterline along the south side of Bayview Cemetery Road. Skagit County Code (SCC) 14.16.320(3)(b) requires Minor Utility Developments to obtain an approved Administrative Special Use Permit and SCC 14.04.020 defines "*Minor Utility Developments*" as "*utility developments designed to serve a small local community, are not manned and would be considered normal utility services for the area.*" The proposed project is located within the Rural Reserve (RRv)

zoning/comprehensive plan designated areas as indicated in the Skagit County Comprehensive Plan and associated maps as adopted July 24, 2000 and as thereafter amended. Located along the south side of Bayview Cemetery Road, Mount Vernon, within a portion of Section 30, Township 35 North, Range 3 East W.M., situated within Skagit County, Washington. Staff Contact: Brandon Black, Senior Planner

**D. Shoreline Variance #PL05-0858 by Marvid and Dagnija Johnson.** Marvid and Dagnija Johnson have filed a Shorelines Variance application for the construction of a single family residence near the shoreline of the Swinomish Channel. The average of setbacks of residences in this area from the OHWM is approximately 23.5 feet from the OHWM. The residence is proposed to be located approximately 26 feet from the OHWM. The subject lot is approximately 12,584 square feet in size and the applicant is proposing to develop approximately 3,511 square feet of the subject parcel or 28% of the subject site. The applicant is requesting a variance to reduce the shoreline setback to 26 feet. The project site is located at 1526 Channel Drive, La Conner, WA. The proposed improvements are located within a portion of Section 24, Township 34 north, Range 2 east, W.M., Skagit County, WA.

Your views for or against the appeal 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, July 25, 2006** or be presented at the public hearing.

TO BE PUBLISHED ONE TIME ONLY IN THE **July 6, 2006, EDITION.**

cc: Skagit Valley Herald, Permit Techs, MS, BM, BB, DD, DC, JTC, CR, LF