

NOTICE OF PUBLIC HEARING

Notice is hereby given that the Skagit County Hearing Examiner will hold a public hearing on **Wednesday, November 17, 2010** in the Board of County Commissioners Hearing Room, 1800 Continental Place, Mount Vernon, Washington, at the hour of **9:00 a.m.** or soon thereafter, for the purpose of determining whether the Hearing Examiner should approve, uphold or deny the following:

- A. Critical Areas Variance Request PL10-0281** submitted by Mr. Jay Koetje. Mr. Jay Koetje filed an application to construct a two story 2,400 square foot addition on the east side of his existing residence. The residence and proposed addition is located approximately 50-feet north of the ordinary high water mark of Skagit Bay and approximately 165 feet south of the small slough. Skagit Bay, at this location, is both a shoreline and a category II wetland. The category II wetland requires a 225 foot standard buffer. Due to the limited area remaining for development between the shoreline/wetland and the slough, the applicant proposes to reduce the critical area buffer of the wetland from 225 feet to 50 feet, consistent with the existing residence. The subject residence is located at 16536 Moberg Road, Mount Vernon, WA. The subject site is located on the shoreline of Skagit Bay within a portion of the Southwest quarter of Section 23, Township 33 North, Range 3 East, Skagit County, WA (Parcel *P16034*). Staff Contact: John Cooper, Senior Planner
- B. Preliminary Plat Application approval request #PL07-0240** submitted by Dean Zender, on behalf of Joe Zender & Sons, Inc. The applicant is requesting the preliminary plat approval of the Long CaRD land division for the Plat of Tranquil Estates. The project proposal includes the creation of eight (8) single family residential lots, along with designated open space associated with one of the lots (lot #6), through the Conservation and Reserve Development (CaRD) land division process. Located at the end of Able Lane, off of and Northwest of Alger - Cain Lake Road, Sedro-Woolley, within a portion of Section 5, Township 36N, Range 4 E W.M., situated within Skagit County, Washington. (P48925 & P112665) Staff Contact: Brandon Black, Senior Planner - Team Supervisor.
- C. Preliminary Plat approval request #PL96-0058** by Jim Tosti, Windward Real Estate Services, Inc., for the long subdivision of an approximate 83-acre property into fifty-nine (59) single family residential lots known as the "David Welts Subdivision." The applicant has additionally submitted consolidated applications for a minor variance to County road standards (#PL10-0025) and a forest practice conversion application (#PL10-0118) to allow the harvest of 20,000 board feet of lumber as part of the proposed land division. The project is located off of the east end of Sinnes Road, northeast of the town of Conway, within a portion of Section 16, Township 33N, Range 04 E of W.M., situated within Skagit County, Washington. Parcel #: P16701, P16707, and P16689. Staff Contact: Brandon Black, Senior Planner - Team Supervisor.

Your views for or against the requests 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, November 16, 2010** or be presented at the public hearing.

Notice of Continuance

Notice is hereby given that the hearing scheduled for **Wednesday, November 17, 2010** before the Skagit county Hearing Examiner in the matter of:

Preliminary Plat approval request #PL96-0058 by Jim Tosti, Windward Real Estate Services, Inc., for the long subdivision of an approximate 83-acre property into fifty-nine (59) single family residential lots known as the “David Welts Subdivision”

has been **continued until December 8, 2010** in the Board of County Commissioners Hearing Room, 1800 Continental Place, Mount Vernon, Washington, at the hour of **9:00 a.m.** or soon thereafter.