

SKAGIT COUNTY PLANNING AND DEVELOPMENT SERVICES NOTICE OF DEVELOPMENT APPLICATION

Administrative Setback Reduction Request File # PL24-0388

Notice is hereby given that on October 15, 2024, Gary Lohman of Happy Face Farms, Inc. filed an Administrative Setback Reduction request (#PL24-0388) to accommodate a building envelope for future residential construction. The proposed building envelope is not able to meet the standard 100-foot front and side setback and the side 200-foot side setback from the adjacent Natural Resource Lands. The request is to reduce the required 100-foot setback from the front (west) property line to 20-feet and the required 100-foot side setback as well as the 200-foot setback from the adjacent Natural Resource Lands from the side (north) property line to 10-feet. The subject property is located within the Secondary Forest-Natural Resource Lands (SF-NRL) zoning/comprehensive plan designated area as indicated in the Skagit County Comprehensive Plan and associated maps adopted July 5, 2016. The application was determined complete for review purposes on October 22, 2024.

The project is located at 26551 Lake Cavanaugh Rd, Mount Vernon, within a portion of Section 21, Township 33N, Range 05E W.M., situated within Skagit County, Washington (P137127 & P18180).

A completed Administrative Setback Reduction request, site plan and other application materials are on file with Skagit County Planning and Development Services. This information is available to the public on request. Other governmental approvals or permits that will be needed for this proposal from Planning and Development Services include: Approved Building Permit.

A decision on the application will be made within 120 days of the date the application was determined to be complete, which was October 22, 2024, pursuant to SCC 14.06.210. A public hearing before the Skagit County Hearing Examiner is not required for this project.

Any person desiring to express his or her views or to be notified of the action taken on this application should notify Jeanne Aungst **in writing** of his or her interest within Fifteen (15) days of the date of publication of this notice which is October 31, 2024. Failure to respond within the comment period could result in loss of the right to appeal. The file can be viewed at Planning and Development Services which is located at the Continental Place address listed below.

Written comments must be received no later than 4:30 pm on: November 15, 2024. *Email correspondence will not be accepted; however comments may be submitted via the PDS website through the form at www.skagitcounty.net/pdscomments.*

Jeanne Aungst, Associate Planner
Skagit County Planning and Development Services
1800 Continental Place
Mount Vernon, WA 98273
(360) 416-1320

Mailed to the applicant and Transmitted to the Skagit Valley Herald on October 29, 2024.

Please publish on: October 31, 2024