

SKAGIT COUNTY PLANNING AND DEVELOPMENT SERVICES NOTICE OF DEVELOPMENT APPLICATION

Reasonable Use Exception Request File # PLAN2-2024-0002

Notice is hereby given that on November 26, 2024, Beau Mitchell with Frameworks Design, on behalf of Jose and Lorena Cisneros, filed a Reasonable Use Exception request (#PLAN2-2024-0002) to allow residential development on parcel P62087. The subject property is approximately 0.34 acres in size and is located in the Rural Reserve (RRv) and Rural Village Residential (RVR) zoning/comprehensive plan designated areas as indicated in the Skagit County Comprehensive Plan and associated maps adopted July 5, 2016. The minimum lot size in the RRv zoning designation is 10 acres, and the minimum lot size in the RVR zoning designation is 2.5 acres with private water and septic, or 1 acre with public water and septic (such as this parcel). Thus, the subject property is considered substandard to both zoning designations. Pursuant to Skagit County Code (SCC) 14.16.850(4)(f), a Reasonable Use Exception is required for development on a substandard parcel under certain circumstances. A letter of completeness was not issued. The application was determined complete for review purposes on January 14, 2025.

The subject parcel is located at 18537 West Big Lake Boulevard, within a portion of Section 01, Township 33N, Range 04E W.M., situated within Skagit County, Washington (P62087).

A completed Reasonable Use Exception request, Lot Certification determination 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: All applicable development permits.

A decision on the application will be made within 100 days of the date the application was determined to be complete, which was January 14, 2025, pursuant to SCC 14.06.150-1. 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 the department **in writing** of his or her interest within Fifteen (15) days of the date of publication of this notice which is January 16, 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: January 31, 2025.

Email correspondence will not be accepted; however, comments may be submitted via the PDS website through the form at www.skagitcounty.net/pdscomments.

Daniel Hasenoehrl, 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 January 14, 2025.

Please publish on: January 16, 2025