

**SKAGIT COUNTY PLANNING AND DEVELOPMENT SERVICES
NOTICE OF DECISION**

For

Thomas & Tia Hixson

Administrative Setback Reduction Application File #PLAN2-2025-0010

Notice is hereby given that on June 5, 2025, Skagit County Planning and Development Services approved the Administrative Setback Reduction request (#PLAN2-2025-0010) submitted by Thomas and Tia Hixson, to reduce the required rear setback (west property line) from 25 feet to 17 feet for the construction of an addition to the existing single-family residence. The subject property is located within the Rural Village Residential (RVR) zoning/comprehensive plan designated area as indicated in the Skagit County Comprehensive Plan and associated maps adopted July 5, 2016. The project is located at 17184 Bulltrout Lane, Mount Vernon, within a portion of Section 31, Township 34N, Range 05E W.M., situated within Skagit County, Washington (P123244).

Applicant: Thomas and Tia Hixson, 17184 Bulltrout Lane, Mount Vernon, WA

Pursuant to Skagit County Code 14.06.200, the Notice of Decision shall be forwarded to parties of record, the applicant and other applicable parties of interest.

The applicant and/or a party of record may appeal the decision to the Hearing Examiner pursuant to the provisions of Section 14.06.410. Standing to bring an appeal shall be limited to aggrieved parties. Parties withstanding to appeal must submit the appeal form and appeal fees to the Planning and Development Services Department within 14 calendar days of the date of the Decision, however the appeal period ends on a holiday and therefore will be extended to the next business day.

Affected property owners may request a change in valuation from the county assessor for property tax purposes notwithstanding any program of revaluation.

Transmitted to the Skagit Valley Herald:	June 10, 2025
Please publish:	June 12, 2025
Appeals must be submitted by:	June 20, 2025

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