

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

For

Beau Mitchell (Frameworks Design, LLC)
Reasonable Use Exception Application File #PLAN2-2024-0002

Notice is hereby given that on April 10, 2025, Skagit County Planning and Development Services approved the Reasonable Use Exception request (#PLAN2-2024-0002) submitted by Beau Mitchell (Frameworks Design, LLC), to allow for residential development on parcel P62087. The subject parcel is undeveloped and is approximately 0.34 acres in size. The parcel is intersected by West Big Lake Boulevard. The zoning on the west side of the road is Rural Reserve, while the east side (lake side) of the parcel is within the Rural Village Residential zone/comprehensive plan designated area as indicated in the Skagit County Comprehensive Plan and associated maps adopted July 5, 2016. The subject parcel is below the minimum lot size for both zones which it is designated (zoning is split between Rural Reserve and Rural Village Residential) and does not meet an exemption listed in Skagit County Code (SCC). Pursuant to Skagit County Code 14.16.850(4)(f), under certain circumstances a Reasonable Use Exception is required for development on a substandard parcel.

Applicant: Beau Mitchell (Frameworks Design, LLC), PO Box 303, Sedro-Woolley, WA 98284

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).

Pursuant to Skagit County Code 14.06.320, 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.

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:	May 6, 2025
Please publish:	May 8, 2025
Appeals must be submitted by:	May 23, 2025

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