

SKAGIT COUNTY PLANNING AND DEVELOPMENT SERVICES
NOTICE OF DEVELOPMENT APPLICATION
Skyfar Long CaRD Preliminary Plat & Special Use Permit Application
File #'s PLAN3-2025-0006 & PLAN3-2025-0008

Notice is hereby given that on December 1, 2025, HLN Engineering PLLC, c/o Heike Nelson, filed a Conservation and Reserve Development (Long CaRD) land division application (#PLAN3-2025-0006) for the creation of ten (10) single family residential lots, and one open space lot (Lot #11), on approximately 51.34 acres. The proposed residential lots are anticipated to be 1 acre in size each with the remaining acreage to be placed in an open space designation as either Lot #11 or can be associated with one of the lots within the development. The open space lot will contain separate tracts for access, open space and protected critical areas. Additionally, a Special Use Permit application was filed in conjunction with the land division (#PLAN3-2025-0008) to permit the existing 75,000 square foot shop on site to be converted to a "Community Club/Grange Hall" use. The existing shop is located on proposed Lot #8, encompassing approximately 1.72 acres. The Community Club/Grange Hall, and associated acreage, is anticipated to support indoor uses (e.g., art gallery, meeting space and film screening/studio space, etc.) as well as outdoor recreational facilities for use by future residents and guests. The proposed project is located within the Rural Reserve (RRv) zoning/comprehensive plan designated areas as indicated in the Skagit County Comprehensive Plan and associated maps. A letter of completeness was not issued and the application was determined complete for review purposes on December 23, 2025

The project is located at 16039 Wood Road, Bow, within a portion of Section 23, Township 36N, Range 3E W.M., situated within Skagit County, Washington. (P48120 & P48122)

A completed Preliminary Land Division application, Special Use Permit Application, 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 required for this proposal include: Approved Land Disturbance and Utility Permits.

A decision on the applications (Land Division Preliminary Plat & Special Use Permit) will be made within 170 days of the date the applications were determined to be complete, which was 12-23-25 or within the timelines established per SCC 14.06 for Long Plats. The applications will be processed together as a Type 3 Hearing Examiner Decision review process. An open record hearing before the Skagit County Hearing Examiner will be scheduled in the future for the purpose of determining whether the Hearing Examiner should approve, modify and approve or deny the applications.

Any person desiring to express his or her views or be notified of the action taken on these applications should notify Brandon Black **in writing** of his or her interest within fifteen (15) days of the date of publication of this notice which is 1-15-26. Failure to submit comments during the comment period could result in loss of right to appeal.

Written comments must be received by: **January 30, 2026**.

Email correspondence **will not be accepted**, however comments may be submitted via the PDS website under the "recent legal notices" tab. (www.skagitcounty.net/pdscomments)

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Transmitted to the Skagit Valley Herald 1-13-26
Mailed to applicant 1-13-26

Please publish 1-15-26

