

Skagit County Planning and Development Services (PDS)
Notice of Development Application

Application#: PLAN2-2026-0025 Critical Area Reasonable Use Exception

Applicants: Melanie Lynn / Niels Pederson Wetland Resources Inc.

Application date: 5/27/2026

Completeness date: 5/28/2026

Notice of Application date: 6/11/2026

Location: 35160 NORTH SHORE DRIVE MOUNT VERNON, WA 98274 | P64031 | within the SE ¼ SW ¼ Sec 25, T 33N, R 6E W.M.

Project Description: Replace an existing cabin with a new residential structure in approximately the same footprint.

Required permits not included in application: Building Permit, Septic and Water Review, Land Disturbing Activity.

Existing Environmental Documents: Critical Area Report (3/26/2026) and Shoreline Compliance and Mitigation Plan (5/27/2026) are available upon request.

Review type: Type 2 Director Decision as specified in Table 14.06.150-1 of the Skagit County Code.

State Environmental Policy Act (SEPA): Exempt under WAC 197-11-800.

Comments: To comment on or to be notified of the decision on this application you must notify PDS in writing within 30 days of the date of publication of this notice. Failure to respond within the comment period could result in loss of the right to appeal. Skagit County accepts comments online only through www.skagitcounty.net/pdscomments To ensure comments are received and processed properly, comments are not accepted via email. **Written comments must be received by 4:30 pm, 6/26/2026**

Hardcopy comments may be submitted by mail to:

Andrew Wargo

Skagit County Planning and Development Services

1800 Continental Place

Mount Vernon, WA 98273

(360) 416-1320

Date Transmitted to Skagit Valley Herald 6/9/2026

Date Published in Skagit Valley Herald: 6/11/2026