

## **Skagit County Planning and Development Services**

### **Notice of Decision**

**Applications:** SHLN-2025-0004, a shoreline variance to reduce the shoreline setback & PLAN3-2025-0003, a critical areas variance to reduce a lakeshore buffer.

**Applicants:** Robert Arlt, Kyle Young, Matt Hardin

**Project:** Cabin Replacement at 33835 South Shore Drive, Mount Vernon, WA 98274

On 11/25/2025, the Skagit County Hearing Examiner approved, with conditions, a shoreline variance application for the reduction of a shoreline setback and a reduction of a critical area buffer to accommodate the replacement of a single-family residence. On 6/10/2026, the Department of Ecology issued a decision on the shoreline variance application, for the reduction of the standard shoreline setback to allow for the replacement of a single-family residence. Additional conditions are included in the Ecology decision. Copies of the decisions are available from Skagit County PDS

This decision may be appealed to the Shoreline Hearings Board within 21 days of the date of the Ecology decision. Appeals must be filed in accordance with the provisions of WAC 461-08.

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

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