

REVISED NOTICE OF PUBLIC HEARING:

Hearings are now being held hybrid, meaning in-person and virtual (via Zoom). To participate in the public hearing virtually you can call +1(253)215-8782, US (Tacoma), or +1(719)359-4580 US, **Meeting ID: 812 7077 5954# US (Passcode: 728120)**, or to join via video please visit:

<https://us06web.zoom.us/j/81270775954?pwd=YzdwSmxLeXp6cDdCbmlFXK0ZSVWNRdz09>

Log in information is also available on the Hearing Examiner website located at www.skagitcounty.net under the "Department Directory," "Hearing Examiner."

If you are having issues connecting to the hearing, please call (360) 416-1156.

Notice is hereby given that the Skagit County Hearing Examiner will hold a public hearing on **Wednesday April 26, 2023, in the Board of County Commissioners Hearing Room, 1800 Continental Place, Mount Vernon, Washington, at 1:00 pm or soon thereafter**, for the purpose of determining the following:

- a. **Current Use Open Space Application #12-2022:** Milton and Joyce Holmes. Located E of State Route (SR) 20 and North of Vacated 8th St. P13332, P123333, P123334 and P123335 containing 10.01 acres. Legal Description is Portion of NE1/4 and SE1/4, Section 18, Township 34 North, Range 2 East, W.M. Staff Contact: Kiffin Saben
- b. **PL22-0072 (Shoreline Variance)** submitted by Scott Larsen/33399 Nibac LLC, to construct an addition to a pre-existing, nonconforming single-family residence. The existing home does meet the required side setback. The addition will be located a minimum of 75 feet from the ordinary high-water mark of Lake Cavanaugh. The proposed project is located within a portion of the property described as parcel P66630. The site is located at 33399 South Shore Drive, Mount Vernon within the southwest ¼ of Section 27, Township 33 North, Range 6 East, W.M. Staff contact: Alli Sanders, Senior Planner
- c. **SPECIAL USE PERMIT APPLICATION, Larry Bergsma, PL22-0299** submitted by Larry Bergsma to allow for the operation of a fencing business as a Home-Based Business, Type 3. The proposed business would operate out of a proposed 53-foot wide by 85-foot-long structure onsite with a living space above it. The business would have up to three employees onsite. Skagit County Code 14.16.320(4)(l) lists Home Based Business Type 3 as a permitted use with a Hearing Examiner approved Special Use Permit. The subject property is located in the Rural Reserve (RRv) Zoning District. Staff contact: Kevin Cricchio, Senior Planner
- d. **Preliminary Plat Approval condition modification request #PL23-0056** submitted by KSA Investments LLC. Preliminary approval was granted for Long Subdivision application #PL21-0216 on July 26, 2022. This request is to modify Preliminary Plat approval condition #29 to allow for the required road right-of-way width to be reduced to 40-feet. Condition #29 required a 50-foot right-of-way width as shown in Figure B-8 of the Skagit County Road Standards. The proposed project is located within the Bayview Ridge Residential (BR-R) zoning/comprehensive plan designated area as indicated in the Skagit County Comprehensive Plan and associated maps adopted July 5, 2016. The project is located south of Peterson Road, between Classic Place and Jacqueline Drive, at 16850 Peterson Road, Burlington, within a portion of Section 2, Township 34N, Range 3E W.M., situated within Skagit County, Washington. (P20974). Staff contact: Brandon Black, Current Planning Manager

Your views for or against the requests are invited either by attendance, representation, or letter. Comments and/or facsimiles must be received by Planning and Development Services no later than 4:30 P.M. April 25, 2023, or be presented at the public hearing. E-mail comments may be submitted with the PDS website under the current legal notices tab or to the Office of the Hearing Examiner.

If you would like to speak at the hearing, please contact either Mona Kellogg at (360) 416-1156, email monak@co.skagit.wa.us; or Keith Luna at (360) 416-1152, email kluna@co.skagit.wa.us to sign up.

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