

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 December 14, 2022, in the Board of County Commissioners Hearing Room, 1800 Continental Place, Mount Vernon, Washington, at 2:00 pm or soon thereafter**, for the purpose of determining the following:

- a. **C/U O/S #10-2022:** Ray Perrigoue. Located S of Lake Sixteen Road and N of SR 534. Portion of P17096 containing 5.00 acres. Legal Description is ptn of SE1/4 NE1/4, Section 21, Township 33 North, Range 4 East, W.M. Staff Contact: Kiffin Saben
- b. **PL22-0030 (Shoreline Variance)** submitted by Robin and John Gibaut to construct an addition to a pre-existing, non-conforming single-family residence with an attached deck that is greater than 30" above grade and does not meet the required 50-foot residential shoreline setback on Lake Cavanaugh. A shoreline variance is required for the expansion of a non-conformity pursuant to Skagit County Code (SCC) 14.26.12.02 Non-Conforming Use of or Structures on Shorelines. The addition will be located a minimum of 75 feet from the ordinary high water mark (OHWM) of Lake Cavanaugh. The proposed project is within a portion of the property described as parcel P64029. The site is located at 35152 North Shore Drive, within the SE ¼ of Section 25, Township 33 North, Range 6 East, W.M. Staff contact: Allison Sanders, Senior Planner.
- c. **PL22-0001 (Shoreline Variance), PL22-0002 (Critical Areas Variance), PL22-0003 (Zoning Variance)** submitted by Jodi Boyden on behalf of Reidar and Nellie Thompson for construction of a new single-family residence on the shoreline of Big Lake. The request will require reduction of the required 50-foot shoreline setback to a minimum of 25 feet, a reduction of the standard 100-foot lake buffer to 25 feet, and the standard 25-foot front zoning setback to 20 feet. The proposed project is within a portion of the property described as parcel P67106. The site is located on Lake View Boulevard within the NW ¼ of Section 36, Township 34 North, Range 4 East, W.M. Staff contact: Leah Forbes, Senior Planner.
- d. **PL22-0020 (Shoreline Variance), PL22-0021 (Critical Areas Variance), PL22-0022 (Zoning Variance)** submitted by Tim and Laurie Albrecht to construct a replacement single family residence on the shoreline of Big Lake and a detached garage with second story accessory dwelling unit landward of the road. The request will require a reduction of the standard 50-foot shoreline setback to a minimum of 24.46 feet with an average setback of 28.16 feet, a reduction of the standard 100-foot lake buffer to a minimum of 24.46 feet, a reduction of the standard 8-foot side setbacks to 5 feet, and a reduction of the standard 25-foot front

zoning setback to 5 feet. The proposed garage will require a reduction of the standard 35-foot front zoning setback to 25 feet. The total developed area onsite will be approximately 47.7%. The proposed project is located within a portion of the property described as parcels P64473, P64472, and P29974. The site is located at 17460 Mallard Cove Lane within the NE ¼ of Section 36, Township 34 North, Range 4 East, W.M. Staff Contact: Leah Forbes, Senior Planner

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. on December 13, 2022 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.

TO BE PUBLISHED ONE TIME ONLY IN THE November 24, 2022, Edition.

Transmitted to Skagit Valley Herald November 22, 2022

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THE SKAGIT COUNTY HEARING EXAMINER WILL HOLD A PUBLIC HEARING ON **WEDNESDAY, DECEMBER 14, 2022**, in the Board of County Commissioners Hearing Room, 1800 Continental Place, Mount Vernon, Washington, at 2:00 pm OR SOON THEREAFTER FOR THE FOLLOWING:

PUBLIC HEARING

PL22-0001 (Shoreline Variance), PL22-0002 (Critical Areas Variance), PL22-0003 (Zoning Variance) submitted by Jodi Boyden on behalf of Reidar and Nellie Thompson for construction of a new single-family residence on the shoreline of Big Lake. The request will require reduction of the required 50-foot shoreline setback to a minimum of 25 feet, a reduction of the standard 100-foot lake buffer to 25 feet, and the standard 25-foot front zoning setback to 20 feet.

LOCATION OF PROPOSED DEVELOPMENT:

The proposed project is within a portion of the property described as parcel P67106. The site is located on Lake View Boulevard within the NW ¼ of Section 36, Township 34 North, Range 4 East, W.M., Skagit County, WA.

Applicant:

Jodi Boyden
8629 Pinelli Road
Sedro-Woolley, WA 98284

Owner:

Reidar & Nellie Thompson
431 Lakewood Road
Arlington, WA 98223

**SKAGIT COUNTY PLANNING AND DEVELOPMENT SERVICES
1800 CONTINENTAL PLACE
MOUNT VERNON, WASHINGTON 98273
360-416-1320**

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Comments must be received by Planning and Development Services no later than 4:30 p.m. Tuesday, December 13, 2022 or be presented at the public hearing. E-mail comments may be submitted with the PDS website under the "Public Notices and Comment Opportunities" tab or to the Office of the Hearing Examiner.

Staff contact: Leah Forbes, Senior Planner

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LOCATION OF PROPOSED DEVELOPMENT:

The proposed project is located within a portion of the property described as parcels P64473, P64472, and P29974. The site is located at 17460 Mallard Cove Lane within the NE ¼ of Section 36, Township 34 North, Range 4 East, W.M., Skagit County, WA.

Applicant:

Tim & Laurie Albrecht
17460 Mallard Cove Lane
Mount Vernon, WA 98274

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Applicant:

Robin & John Gibaut
2684 Elm Drive
Brier, WA 98036

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