

NOTICE OF PUBLIC HEARING

Notice is hereby given that the Skagit County Hearing Examiner will hold a public hearing on **Wednesday, January 9, 2008** in the Board of County Commissioners Hearing Room, 1800 Continental Place, Mount Vernon, Washington, at the hour of **9:00 a.m.** or soon thereafter, for the purpose of determining whether the Hearing Examiner should approve, recommend approval, modify and approve, or deny the following requests:

A. Appeal #PL07-0823: Filed by David Allan of **Grading Permit (#BP06-0363)** approved on October 23, 2007, allowing for the construction of approximately 1,130 lineal feet of 20-foot wide private roadway to provide code-complying access to four home sites. Located at the end of Flinn Road, within a portion of Section 22, Township 36N, Range 3 E, W.M., situated within Skagit County, Washington. This hearing session will complete the consolidated proceedings which began with a hearing on Allan's appeal (#PL07-0574) of the State Environmental Policy Act (SEPA) threshold determination (MDNS) on September 19, 2007. Testimony will be limited to the merits of the underlying proposal. Proponent: Ralph Weiche, 3431 Ashbrook Lane, Bellingham, WA 98226. Applicant: Lincoln Aldridge, P.O. Box 302, Clear Lake, WA 98235. Appellant: David Allan, P.O. Box 98, Bow, WA 98232. Staff Contact: Brandon Black, Senior Planner – Team Supervisor.

B. Preliminary plat approval request #PL05-0216 by TADA LLC, c/o, Alfred Carlson, for the "Plat of Madalyn Estates." The proposal includes the creation of eleven (11) single family residential lots on approximately 26.61 acres using the Conservation and Reserve Development (CaRD) land division process. The lots range in size from .25 to 1.00 acres in size, comprising a total of approximately 4.96 acres of clustered development, with the remaining property/acreage left as a separate lot in an open space designation (Open Space – Protected Area). Located within the Rural Village Residential (RVR = 9.96 acres) and the Rural Reserve (RRv = 16.65 acres) zoning/comprehensive plan designations as indicated in the Skagit County Comprehensive Plan and associated zoning maps adopted July 24, 2000 and as thereafter amended. Located west of Lake McMurray, north, south and west of State Route 9. Nine (9) lots will be located south and east of SR 9, north of the plat of Willabelle Place, and two (2) lots will be located north of State Route 9 and south of Valhalla Drive, Mount Vernon, within a portion of the northwest ¼ of Section 25, Township 33 North, Range 4 East W.M., situated within Skagit County, Washington. Parcel #'s: P121695, P17227, P124631, P123835. Staff Contact: Brandon Black, Senior Planner – Team Supervisor.

Your views for or against the requests are invited either by attendance, representation or letter. Comments and/or facsimiles must be received by this office no later than 4:30 p.m. **Tuesday, January 8, 2008** or be presented at the public hearing.