

PUBLISHER: PLEASE INDENT EACH SEPARATE AGENDA ITEM

NOTICE OF PUBLIC HEARING

Notice is hereby given that the Skagit County Hearing Examiner will hold a public hearing on **Wednesday, February 27, 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. Current Use Timber application C/UTMB#10-2007

Submitted by Helen Lee. Subject property is located West and North of Amick Rd, Mt. Vernon area. Assessor's account number is ptn P16210. Legal Description: Ptn Lt 7 S/P#523-81 in Sec. 02, Twp. 33, Rge. 4. Additional information can be obtained through Linda S. White, Current Use Specialist, Skagit County Assessor's Office, 700 S. 2nd Street, Administrative Building, Room 204, Mount Vernon, WA 98273

B. . Current Use Open Space application C/UOS#2-2007

Submitted by Leonard Parks and Susan Ferrel. Subject property is located East of Chestnut Ln, Guemes Island, Anacortes. Assessor's account number is P31439. Legal Description: Ptn SE1/4 NE1/4 in Sec. 12, Twp. 35, Rge. 1. Additional information can be obtained through Linda S. White, Current Use Specialist, Skagit County Assessor's Office, 700 S. 2nd Street, Administrative Building, Room 204, Mount Vernon, WA 98273

C. Current Use Timber application C/UTMB#1-2008

Submitted by David and Georgia Lang. Subject property is located South of Cape Horn Rd, Birdsvew area. Assessor's account number is ptn P42622. Legal Description: Ptn Gov Lt. 3 in Sec. 14, Twp. 35, Rge. 7. Additional information can be obtained through Linda S. White, Current Use Specialist, Skagit County Assessor's Office, 700 S. 2nd Street, Administrative Building, Room 204, Mount Vernon, WA 98273

D. Preliminary Plat PL96-0065 and Variance Request PL07-0931 for the Plat of Birdsvew Estates submitted by Birdsvew Estates LLC/Dan Madlung. The plat request is to develop approximately 35 acres into a 28 lot land division for residential development. The proposed lots range in size from 1 acre to 1.6 acres in size. At the time of application the subject property was zoned Residential Reserve. Currently the proposed project is located within a Rural Reserve and Rural Resource zoning/comprehensive plan designated area. Standard County internal plat roads, on site sewage, and PUD #1 satellite water will serve the project. This proposal was determined complete February 9, 1996 and is vested under the Skagit County Code ordinances in effect at that time. Variance Request is to allow for the interior plat road right-of-way width to be 50 feet instead of the 1996 requirement of 60 feet. The proposed project is located at 8082 Pinelli Road, (Birdsvew) Sedro-Woolley, WA; within a portion of Section 17, Township 35 North, Range 07 East, W.M., Skagit County, WA. Assessor Account Number: 350717-2-001-0008, 350717-2-001-0107; P # P42916 and P42915. Staff Contact: Marge Swint, Senior Planner.

E. Waiver of Forest Practice Moratorium PL07-0862 submitted by Ray Koenig. This application is for a Waiver of a Forest Practice Moratorium on Parcels P48814 and P48822 with the intent to subdivide the 30-acre site into three 10-acre parcels. The parcels are located on Alger CCC Road within a portion of Section 4, Township 36 North, Range 4 East WM, Skagit County, WA. Staff Contact: John Cooper

F. Shoreline Variance PL05-0911 submitted by Kent Van Egdome. This Shoreline Variance application is for the construction of a single-family residence near the shoreline of Burrows Bay. The subject parcel is approximately 250 feet long by 100 feet wide. The buildable area of the parcel is constricted by an active coastal bluff. The Shoreline Designation for the parcel is Conservancy and carries a 50 foot side yard setback. The applicant is requesting the side yard setback on the north be reduced to 5 feet and the southern side yard setback be reduced to 42 feet. The residence is proposed to be located approximately 175 feet from the ordinary high water mark of Burrows Bay leaving approximately 25 feet of the structure within Shoreline jurisdiction. This application is being processed simultaneously with an Administrative Variance (PL05-0912) to reduce the side yard zoning setback from 8 to 5 feet and to reduce the front yard setback from 25 to 10 feet. The parcel is located on White Cap Lane within a portion of Section 2, Township 34 North, Range 1 East, WM, Skagit County, WA. Parcel P68248. Staff contact: John Cooper.

G. Special Use Request PL 06-0994 submitted by Marjorie Sundberg to allow for the operation of a kennel for the purpose of breeding approximately 150 toy breed dogs as a Home Based Business 2. The proposal includes a nursery for the whelping puppies and several runs. The proposed project is located at 16065 Mt. View Road, Mt. Vernon, WA; Lot 14 Wilida Mt. View Estates; within a portion of the NW ¼ of the NW ¼ of Section 26, Township 34 North, Range 04 East, W.M., Skagit County, WA. **ASSESSOR'S ACCOUNT NUMBER:** 4572-000-014-0003, P#100738. Staff Contact: Marge Swint, 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 this office no later than 4:30 p.m. **Tuesday, February 26, 2008** or be presented at the public hearing.

TO BE PUBLISHED ONE TIME ONLY IN THE February 7, **2008 Edition.**

NOTICE OF PUBLIC HEARING

THE SKAGIT COUNTY HEARING EXAMINER WILL HOLD A PUBLIC HEARING ON **WEDNESDAY, February 27, 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 FOLLOWING:

TYPE OF HEARING:

Preliminary Plat PL96-0065 and Variance Request PL07-0931 for the Plat of Birdsvie Estates. The plat request is to develop approximately 35 acres into a 28 lot land division for residential development. The proposed lots range in size from 1 acre to 1.6 acres in size. Standard County internal plat roads, on site sewage, and PUD #1 satellite water will serve the project. Variance Request is to allow for the interior plat road right-of-way width to be 50 feet instead of the 1996 requirement of 60 feet.

NAME OF APPLICANT:

Birdsvie Estates LLC
Dan Madlung
848 Bella Vista Lane
Burlington, WA 98233

LOCATION OF PROPOSED DEVELOPMENT:

The proposed project is located at 8082 Pinelli Road, (Birdsvie) Sedro-Woolley, WA; within a portion of Section 17, Township 35 North, Range 07 East, W.M., Skagit County, WA. Parcel #'s: P42916 and P42915

**SKAGIT COUNTY PLANNING AND DEVELOPMENT SERVICES
1800 CONTINENTAL PLACE
MOUNT VERNON, WASHINGTON 98273
360-336-9410**

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Staff Contact: Marge Swint, Senior Planner

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TYPE OF HEARING:

Special Use Request PL 06-0994 to allow for the operation of a kennel for the purpose of breeding approximately 150 toy breed dogs as a Home Based Business 2. The proposal includes a nursery for the whelping puppies and several runs.

NAME OF APPLICANT:

Marjorie Sundberg
16065 Mtn. View Road
Mount Vernon, WA 98274

LOCATION OF PROPOSED DEVELOPMENT:

The proposed project is located at 16065 Mt. View Road, Mt. Vernon, WA; Lot 14 Wilida Mt. View Estates; within a portion of the NW ¼ of the NW ¼ of Section 26, Township 34 North, Range 04 East, W.M., Skagit County, WA. P#100738

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TYPE OF HEARING:

Waiver of Forest Practice Moratorium PL07-0862 submitted by Ray Koenig. This application is for a Waiver of a Forest Practice Moratorium on Parcels P48814 and P48822 with the intent to subdivide the 30-acre site into three 10-acre parcels.

NAME OF APPLICANT:

Ray Koenig
844 Peterson Road
Burlington, WA 98233

LOCATION OF PROPOSED DEVELOPMENT:

The parcels are located on Alger CCC Road within a portion of Section 4, Township 36 North, Range 4 East WM, Skagit County, WA

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TYPE OF HEARING:

Shoreline Variance PL05-0911 submitted by Kent Van Egdome. This Shoreline Variance application is for the construction of a single-family residence near the shoreline of Burrows Bay. The subject parcel is approximately 250 feet long by 100 feet wide. The buildable area of the parcel is constricted by an active coastal bluff. The Shoreline Designation for the parcel is Conservancy and carries a 50 foot side yard setback. The applicant is requesting the side yard setback on the north be reduced to 5 feet and the southern side yard setback be reduced to 42 feet. The residence is proposed to be located approximately 175 feet from the ordinary high water mark of Burrows Bay leaving approximately 25 feet of the structure within Shoreline jurisdiction. This application is being processed simultaneously with an Administrative Variance (PL05-0912) to reduce the side yard zoning setback from 8 to 5 feet and to reduce the front yard setback from 25 to 10 feet.

NAME OF APPLICANT:

Kent Van Egdome
2606 Washington Blvd
Anacortes, WA 98221

LOCATION OF PROPOSED DEVELOPMENT:

The parcel is located on White Cap Lane within apportion of Section 2, Township 34 North, Range 1 East, WM, Skagit County, WA. Parcel P68248.

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