

NOTICE OF PUBLIC HEARING

Notice is hereby given that the Skagit County Hearing Examiner will hold a public hearing on **Wednesday, August 31, 2011** 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, uphold or deny the following:

- A. Shoreline Variance Modification #PL11-0175** submitted by Jim & Jana Hanson The applicant is proposing to enclose a 6' x 18' section of an existing second story deck to expand the dining and living room. This applicant requested and was granted a variance to expand the residence to a setback of 25 feet from the ordinary high water mark by permit PL98-0081. The proposed enclosure will not extend closer to the ordinary high water mark (OHWM) than the existing deck. The subject site is located at 17446 Mallard Cove Lane on the shoreline of Big Lake, Mount Vernon, Washington. The proposed improvements are located within the Northeast quarter of Section 36, Township 34 North, Range 4 East, W.M., Skagit County, WA. Staff Contact: Leah Forbes, Senior Planner.
- B. Preliminary Plat Request for the Plat of Blanchard Knob (PL10-0383) submitted by Pat Stephens, PS 103, LLC.** The proposed request is to allow for the division of approximately 90 acres into ten (10) lots through the Conservation and Reserve Development (CaRD) process. The proposal includes nine (9) lots for residential development ranging in size from .63 acres to .98 acres and one (1) 82+ acre open space lot. An internal plat road, a Class B community water system, and individual onsite septic will serve the project. The subject property is designated as Rural Resource-NRL (RRc-NRL) on the Skagit County Zoning and Comprehensive Plan maps. The proposed project is located on the north side of Wood Road between 16595 & 16887 Wood Road, Bow, WA; within a portion of the NE ¼ of Section 23, Township 36 North, Range 03 East, W.M., Skagit County, WA. P48084, P48085 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, August 30, 2011** or be presented at the public hearing. Email correspondence will not be accepted however comments may be submitted with the PDS website under the current legal notices tab.