

NOTICE OF PUBLIC HEARING

Notice is hereby given that the Skagit County Hearing Examiner will hold a public hearing on **Wednesday, November 16, 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. Current Use Transfer to Open Space #02-2011** Submitted by: Skagit Land Trust. Subject property is located west of Day Creek in Sedro-Woolley, WA. Assessor's account numbers are P42147 and P42148. Legal description: The West 1/2 of the Northeast 1/4 of Section 33, Township 35 North, Range 6 East, W.M.. EXCEPT the North 300 feet of the West 150 feet thereof; ALSO EXCEPT that certain 50 foot wide railroad right-of-way lying 25 feet on each side of the Clear Lake Lumber Company's railroad right-of-way as surveyed, staked and laid out on January 25, 1918, and as conveyed to said Company by Deed recorded May 20, 1918 as Auditor's File No. 125738, in Volume 110 of Deeds, page 341, records of Skagit County, Washington. TOGETHER WITH: A non-exclusive 6 foot wide easement for ingress, egress and roadway purposes over and across the Southwesterly corner of the South 1/2 of the Southwest 1/4 of the Southeast 1/4 of Section 28, Township 35 North, Range 6 East, W.M., as established by document recorded as Auditor's File No. 9709190108. All Situated in Skagit County, state of Washington. Additional information can be obtained through Susan Saum, Current Use Specialist, Skagit County Assessor's Office, 700 S. Second Street, Administration Building, Room 204, Mount Vernon, WA 98273
- B. Shoreline Variance Application (PL09-0061)** submitted by Ms. Sheila Boze. Ms. Boze filed an application for a Shoreline Variance (PL09-0061) to construct a residence on the shoreline of Similk Bay. The applicant proposes to convert the existing residence on the subject site into a garage and construct a new 1435 square foot residence with a 1092 square foot deck. The applicant proposes that the new residence and deck will be located 50- feet landward of the Ordinary High Water Mark (OHWM). The proposal will increase the developed area on the subject site to 47 percent and the height of the structure to a maximum of 30 feet. The side yard setback is proposed as 8 feet from the eastern and western property line. The location of the proposed structure is non-conforming under the Skagit County Shoreline Management Master Plan (SCSMMP) which requires 54-foot shoreline setback and limits the developed area to 30%. The proposed project is located within the Rural Intermediate (RI) zoning/comprehensive plan designated area. The subject site is located at 13233 Saterlee Road, Fidalgo Island, within a portion of the northwest quarter of Section 8, Township 34 North, Range 2 East, Skagit County, WA (Parcel P69261). Staff Contact: John Cooper, Senior Planner

Notice is hereby given that the Skagit County Hearing Examiner will hold a public hearing on **Wednesday, November 16, 2011** in the Board of County Commissioners Hearing Room, 1800 Continental Place, Mount Vernon, Washington, at the hour of **1:00 p.m.** or soon thereafter, for the purpose of determining whether the Hearing Examiner should approve, uphold or deny the following:

C. Appeal of Administrative Decision PL11-0300 made by Planning Director Gary Christensen dated August 31, 2011 denying application PL95-0001 for the Swan Ridge subdivision. Appellants: Schmitt Family Trust. Contact: Christopher J. Knapp. The proposed land division is located on 640 acres east of Lake Sixteen, within Sections 14, 15 and 16, Township 33 North, Range 4 East, W.M., Skagit County, WA (Parcels 16627, 16628, 16637, 16638, 16643 and 96039). Staff Contact: Bill Dowe, Deputy Director.

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, November 15, 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.

TO BE PUBLISHED ONE TIME ONLY IN THE October 27, 2011 Edition.