

**SKAGIT COUNTY PLANNING AND DEVELOPMENT SERVICES NOTICE OF
DEVELOPMENT APPLICATION**

**File # PL16-0248
Brandon Atkinson**

Notice is hereby given that on May 27, 2016 Brandon Atkinson filed a Reasonable Use Exception Application to allow residential development on Parcel # P35422. The subject property is approximately 1.7 acres in size and is located within the Rural Reserve (RRv) zoning/comprehensive plan designated area as identified within the Skagit County Comprehensive Plan and associated maps as adopted July 24, 2000 and as thereafter amended. The minimum lot size in the Rural Reserve zoning designation is 10 acres. Thus the subject property is considered substandard to the Rural Reserve designation. Pursuant to Skagit County Code (SCC) 14.16.850(4)(f), a Reasonable Use Exception is required for development on a substandard parcel under certain circumstances.

A letter of completeness was not issued. However, the application was determined complete on September 1, 2016.

The subject property is located on the West side of Avon Allen Road and west of 11850 Avon Allen Road; the property is identified as Parcel P35422; and is described as a Ptn of the SW ¼ of the SW ¼ of Section 36, Township 35, Range 3 E., W.M.

A Reasonable Use Exception Application, Lot Certification determination and other application materials are on file with the Skagit County Planning and Development Services. This information is available to the public upon request.

Other governmental approvals or permits that will be needed for this proposal include:

- All applicable development permits

A decision on the application will be made within 120 days of the date the application was determined to be complete, which was September 1, 2016. A public hearing before the Skagit County Hearing Examiner is not required for this project.

Any person desiring to express his or her views or be notified of the action taken on this application should notify Grace Roeder in writing of his or her interest within fifteen (15) days of the date of publication of this notice. Email comments are preferred and must be sent to pdscomments@co.skagit.wa.us. Include your comments in the body of your e-mail message rather than as attachments. **The date of publication is September 22, 2016.** Written comments must be received no later than 4:30 on **October 7, 2016.**

Transmitted to the Skagit Valley Herald: September 20, 2016

Mailed to the applicant: September 15, 2016

Please publish: September 22, 2016

Grace Roeder, Senior Planner

Skagit County Planning & Development Services

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Atkinson.gracer.09.23.16