

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

**File # PL16-0218**

**Alex M. Gibson**

Notice is hereby given that on May 9, 2016 Alex M. Gibson filed a Reasonable Use Exception Application to allow residential development on Parcels # P17582 & 17585 as a single unit of property. The subject property is approximately 3.2 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 Silvernail Road at the intersection with County Line Road, is addressed as 23900 Silvernail Road; the property is identified as Parcels P17582 & 17585; and is described as a Ptn of the SW ¼ of the SE ¼ of Section 32, Township 33, Range 4 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](mailto: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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