

**-SKAGIT COUNTY PLANNING AND DEVELOPMENT SERVICES NOTICE OF DEVELOPMENT  
APPLICATION  
File # PL16-0395  
Rodger Ricks**

Notice is hereby given that on August 22, 2016 Rodger Ricks filed a Reasonable Use Exception Application to allow residential development on Parcel # P65521 for residential development. The subject property is approximately 1.7 acres in size and is located within the Rural Intermediate (RI) 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 Intermediate zoning designation is 2.5 acres. Thus the subject property is considered substandard to the Rural Intermediate 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 area of the subject property proposed for development is located on the West side of West Shore Road and adjacent on the north to 6124 West Shore Road (P65522); the property is identified as Parcel P65521; and is described as Tract 6, Fred Strell's West Beach Tracts; recorded in Vol. 5 of Plats, Page 22, January 22, 1945.

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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Ricks.gracer.09.23.16