

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

File # PL16-0347
Richard Simmons

Notice is hereby given that on October 25, 2016 the Skagit County Planning & Development Services approved the Reasonable Use Exception Application, #PL16-0347 submitted by Richard Simmons to allow residential development on Parcels P75225, 75240 & 75241 as a single unit of property. The subject property is approximately 20,000 sq. ft. 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 in size to the Rural Intermediate zoning designation. Pursuant to Skagit County Code (SCC) 14.16.850(4)(f), under certain circumstances a Reasonable Use Exception is required for development on a substandard parcel.

The application was deemed complete on September 1, 2016 and the Notice of Development was published on September 22, 2016.

The subject property is located on the West side of Wharf Street and adjacent on the North to 4784 Wharf Street (P73245); the property is identified as P75225, 75240 & 75241, as a single unit of property for development; and is described as a Ptn of Lots 8 & 9, Blk. 5, and Lots 1, 2, & 3, Blk 10, Map of the Town of Samish Island, Whatcom County, recorded in Vol. 2 of Plats, Page 71, June 18, 1883.

Pursuant to Skagit County Code 14.06.200, the Notice of Decision shall be forwarded to parties of record, the applicant and other applicable parties of interest.

The applicant and/or a party of record may appeal the decision of the Skagit County Planning & Development Services to the Skagit County Hearing Examiner pursuant to the provisions of Section 14.06.110(7). Parties with standing to appeal must submit the appeal form and appeal fees to the Skagit County Planning & Development Services within 14 calendar days of the date of decision pursuant to SCC 14.06.110.

Date of Decision: October 25, 2016

Appeals must be submitted by: November 8, 2016

Transmitted to the Skagit Valley Herald: October 25, 2016

Please publish: October 27, 2016

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