

**SKAGIT COUNTY PLANNING AND DEVELOPMENT SERVICES NOTICE OF DEVELOPMENT  
APPLICATION  
File # PL16-0485  
Karen Everett**

Notice is hereby given that on October 26, 2016 Karen Everett filed a Reasonable Use Exception Application to allow residential development on Parcel # P61720. The subject property is approximately .20 acres (50 ft. x 160) 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 issued on November 18, 2016. The application was determined complete on November 17, 2016.

The subject property is located on Guemes Island Road on the East side of Guemes Island and is described as Lot 14 of Alverson's Camping Tracts as recorded in Vol. 4 of Plats, Pg. 28, August 31, 1921; located in a Ptn of the NW ¼ of the NE ¼ of Section 36, Township 36, Range 1 E., W.M. The subject property is identified as Parcel P61720.

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 November 17, 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 November 24, 2016.** Written comments must be received no later than 4:30 on **December 9, 2016.**

Transmitted to the Skagit Valley Herald: November 21, 2016

Mailed to the applicant: November 21, 2016

Please publish: November 24, 2016

Grace Roeder, Senior Planner  
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