

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

PL17-0183
Charles Ruebush

Notice is hereby given that on April 11, 2017 Charles Ruebush submitted a Reasonable Use Exception Application to allow residential development on Parcel # P66689. The subject property is approximately 11,000 sq. ft. in size and is located within the Rural Village Residential (RVR) 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 Village Residential zoning designation is either one (1) acre with public water and public sewer or 2.5 acres with on-site water (well) and on-site sewage disposal. Thus the subject property is considered substandard to the Rural Village Residential 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 and the application was determined complete on April 24, 2017.

The subject property is described as Lot 37, Block 3, Lake Cavanaugh Subdivision # 2; recorded in Vol. 5, Pgs. 49-54; AF 396262, September 9, 1946. The subject property is located at 34280 South Shore Drive, Mount Vernon, WA. The subject property is identified as Parcel P66689 and is located within a Ptn of the Southeast ¼ of the Southwest ¼ of Section 26, Township 33 North, Range 6 East, W.M, Skagit County, Washington.

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 April 24, 2017. 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 April 27, 2017.**

Written comments must be received no later than 4:30 on **May 12, 2017.**

Grace Roeder, Senior Planner
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Transmitted to the Skagit Valley Herald:
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