

**-SKAGIT COUNTY PLANNING AND DEVELOPMENT SERVICES NOTICE OF DEVELOPMENT
APPLICATION
File # PL17-0329
Wesley Zylstra Estate**

Notice is hereby given that on June 13, 2017 Lanny Nienhuis on behalf of the Wesley Zylstra Estate filed a Reasonable Use Exception Application to allow residential development on Parcel# P65521. The subject property is approximately 0.37 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 July 3, 2017.

The area of the subject property proposed for development is located on the West side of Guemes Island; located between 5284 and 5308 West Shore Road; the property is identified as Parcel P68062; and is described as Tract 38, Potlatch Beach; recorded in Vol. 6 of Plats, Page 10, July 21, 1947, Auditor's File # 406855.

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 July 3, 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 August 3, 2017.** Written comments must be received no later than 4:30 on **August 18, 2017.**

Transmitted to the Skagit Valley Herald: August 1, 2017
Mailed to the applicant: August 2, 2017
Please publish: August 3, 2017

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