

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

File # PL17-0183
Charles Ruebush

Notice is hereby given that on May 31, 2017 the Skagit County Planning & Development Services approved the Reasonable Use Exception Application, #PL17-0183 submitted by Charles Ruebush to allow residential development on Parcel # 66689. 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 in size to the Rural Village Residential 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 April 24, 2017 and the Notice of Development was published on April 27, 2017.

The subject property is described as Lot 37, Block 3, Subdivision # 2, Plat of Lake Cavanaugh; 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 portion of the Southeast ¼ of the Southwest ¼ of Section 26, Township 33 North, Range 6 East, W.M., Skagit County, Washington.

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: May 31, 2017

Appeals must be submitted by: June 14, 2017

Transmitted to the Skagit Valley Herald: June 6, 2017

Please publish: June 8, 2017

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