

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

**File # PL17-0036
Mary Diane Kneeland**

Notice is hereby given that on January 31, 2017 Mary Diane Kneeland filed a Reasonable Use Exemption Application to allow residential development on Parcel # P 65761. The subject property is approximately 11,000 sq. ft. in size and is located within the Rural Intermediate (R.I.) 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 February 28, 2017.

The subject property is described as Lot 31, Block 2, Holiday Hideaway # 1; recorded in Vol. 8 of Plats, Pages 36-42; August 6, 1962; Auditor File # 625483; within a portion of the Northwest ¼ of Section 8, Twp. 35, Range 2 E., W.M., Skagit County, Washington. The subject property is located on the west side of Holiday Lane at the intersection with Holiday Blvd. and Holiday Lane.

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 February 28, 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. **The date of publication is March 9, 2017.** Written comments must be received no later than 4:30 on March 24, **2017.**

Transmitted to the Skagit Valley Herald: March 7, 2017

Mailed to the applicant: March 3, 2017

Please publish: March 9, 2017

Grace Roeder, Senior Planner

Skagit County Planning & Development Services

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Kneeland.gracer.03.10.17