

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

PL17-0534  
Brett Linert

Notice is hereby given that on October 6, 2017 Brett Linert filed a Reasonable Use Exception Application to allow residential development on Parcel # P 66980. The subject property is approximately 16,500 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 not issued. However, the application was determined complete on October 12, 2017.

The subject property is Lot 29, Block 2, Subdivision # 3, Plat of Lake Cavanaugh; located within a portion of the Southeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of Section 28, Township 33 North, Range 6 East, W.M, Skagit County, Washington. The subject property is addressed as 32976 South Shore Drive, Mount Vernon, 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 October 12, 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](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 October 26, 2017.**

Written comments must be received no later than 4:30 on **November 13, 2017.**

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