

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

File # PL17-0329
Wesley Zylstra Estate

Notice is hereby given that on October 5, 2017 the Skagit County Planning & Development Services approved the Reasonable Use Exception Application, #PL17-0329 submitted by Lanny Nienhuis on behalf of the Wesley Zylstra Estate to allow residential development on Parcel P68062. 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 designation is 2.5 acres. Thus the subject property is considered substandard in size to the Rural Intermediate zoning 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 July 3, 2017 and the Notice of Development was published on August 3, 2017.

The subject property is located on the West side of Guemes Island; and is 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 Volume 6 of Plats, Page 10, July 21, 1947, Auditor's File Number 406855.

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: October 5, 2017

Appeals must be submitted by: October 19, 2017

Transmitted to the Skagit Valley Herald: October 17, 2017

Please publish: October 19, 2017

Grace Roeder, Associate Planner
Skagit County Planning & Development Services
1800 Continental Place
Mount Vernon, WA 98273
(360) 416-1320/(360) 416-1332
Zylstra.gracer.10.20.17