

Please return to:

Skagit County Planning and Development Services



200706290212

Skagit County Auditor

6/29/2007 Page

1 of

3 3:10PM

**SKAGIT COUNTY PLANNING AND DEVELOPMENT SERVICES
FINDINGS OF FACT**

HEARING AUTHORITY: SKAGIT COUNTY PLANNING DIRECTOR

APPLICATION NUMBER: ADMINISTRATIVE DECISION PL07-0361

APPLICANT: CHUCK HAIGH

ADDRESS: 18900 SULPHUR SPRINGS ROAD
MOUNT VERNON, WA 98274

PROJECT LOCATION: Located at 18900 Sulphur Springs Road, Mount Vernon, within a portion of Section 6, Township 33 North, Range 5 East W.M., situated within Skagit County, Washington.

PROJECT DESCRIPTION: The applicant requests an Administrative reduction in setbacks for the renovation and addition of an existing single family residential structure. The structure is proposed to be located approximately 14 feet off of the east (front) property line along Sulphur Springs Road, approximately 8 feet off of the north and south (side) property lines, and approximately 50 feet off of the west Ordinary High Water Mark (OHWM) line. Skagit County Code (SCC) section 14.16.310(5) requires a 25 foot front setback off of a minor access and/or dead-end street, 8 foot side yard setbacks, and a 25 foot setback off of the rear property line.

ASSESSOR'S ACCOUNT NUMBERS: 4024-000-041-0104
4024-000-014-0107

PROPERTY NUMBER: P69858
P69834

ZONING/ COMPREHENSIVE PLAN: The proposed project is located within a Rural Village Residential 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.

DEPARTMENTAL FINDINGS: Pursuant to 14.16.810(4), the Administrative Official may reduce the required front, side or rear setbacks where topography or critical areas or the lot's size and configuration impact the reasonable development of the property. To reduce the front or rear setback, the Administrative Official must determine that the public health, safety and welfare will be maintained. Consultation with the Public Works Department concerning traffic safety may be solicited during this analysis.

1. The subject property measures approximately 207 feet in depth along the north property line, approximately 174 feet in depth along the south property line, approximately 75 feet in width along the west property line, and approximately 50 feet in width along the east property line. The subject property is physically located on a minor access road, along the west side of Sulfer Springs Road, east of Big Lake.
2. The proposed structure will not be able to meet the current front setback requirements due to the lots size, and critical areas. SCC Section 14.16.310(5)(a) requires a 25 foot front setback off of minor access and/or dead-end streets, this is a 11 foot reduction request at the closest point.
3. A letter of completeness was issued on May 2, 2007 per SCC Section 14.06.100. A Notice of Development was published and posted on the property on May 10, 2007 per SCC Section 14.06.150. All property owners within 300 feet of the property were sent the Notice of Development. There was a fifteen-(15) day public comment period associated with the Notice which ended on May 25, 2007. No public comments were received in regard to this proposal.
4. The proposal was reviewed by the Skagit County Shorelines Administrator for shoreline and critical areas compliance. The Shorelines Administrator indicated the following: "I have reviewed the Shoreline and CAO information submitted. If the applicant "un-develops" the areas as depicted on the site plan/tabular analysis dated April 12, 2007, the application will be processed as a shoreline exemption. The height at the peak of the new structure must be 30 feet or less above average grade as defined in the shoreline program. The CAO report submitted by Edison Engineering and dated April 8, 2007, is also approved."
5. The proposal was reviewed by the Skagit County Public Works Department. Public Works indicated that they have no comments.
6. Staff finds that the proposed reduction in setback request is reasonable due to the existing lot size and critical areas, as well as the size of the existing lots in the immediate vicinity.

7. Staff finds that the requested setbacks would not create any problems with regard to the maintenance of public health, safety or welfare. Additionally, no traffic safety concerns were identified with the proposal.

Decision:

The Director hereby approves the Administrative Decision to allow reasonable use of the property subject to the conditions and modifications listed below:

1. The applicant shall obtain all necessary permits.
2. The building permit for the proposed structure shall be issued in accordance with the approved reduction in setback as requested.
3. A copy of this decision shall be submitted with the building permit at time of application.
4. The height at the peak of the new structure must be 30 feet or less above average grade as defined in the shoreline program.
5. ***Please be advised that this approval for reduction of setback is based on a limited review specific to the criteria for this application (14.16.810 (4) SCC). Other County requirements may alter your proposal and require revision to your plan to comply with all jurisdictional requirements for development.***
6. All fees must be paid prior to final approval.

Prepared By:


Michele Q. Szafran, Assistant Planner

Reviewed By:


Brandon Black, Senior Planner

Date of approval: June 11, 2007

The applicant and/or a party of record may appeal the decision of the Administrative Official 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 Planning and Development Services within 14 calendar days of the publication of this Notice pursuant to SCC 14.06.110.

Reduction in setback request #PL07-0361



200706290212
Skagit County Auditor